Virginia City Growth Policy

December 2014

Prepared by the Virginia City Planning Board with
support from Headwaters, RC&D Butte, MT

INTRODUCTION

A growth policy is an incredibly valuable tool for any community, and is particularly valuable to a town as unique as Virginia City. This plan shows the commitment that Virginia City has to maintaining its amazing history while proactively planning for future growth and incorporating changes into its built and natural environment.

Upon adoption, this document will serve as an update to the Growth Policy that was completed in 2004. Many of the challenges that Virginia City faced in the past decade and were listed in the previous plan have been addressed, yet some continue to exist. This update builds off of the excellent work done on the previous document, and brings to light current issues that the Town is encountering. The document is designed to identify issues that Virginia City will face over the next 10 years, and is the result of many hours of community meetings and hard work from the Planning Council, Town Council and very involved community members.

A planning board has been active in Virginia City since 1994 when it created the initial Comprehensive plan. Currently, the planning board convenes with a refreshing passion and commitment to continuing the effort of planning for Virginia City's future and growth.

The Virginia City Growth Policy is divided into two main parts with several additional supporting sections. Part I, "Virginia City Yesterday and Today", highlights the dynamic history of settlement and cultural development which has shaped the community as we see it today. The visible intertwining of the past and present so evident in Virginia City is significant not only locally and regionally, but nationally as well. The ambitions and endeavors of the Town's first citizens have transcended time and are reflected in the desires of today's citizens who have dedicated their energy toward preservation of the rich historical resources which make Virginia City a truly unique and special place. Also included in this pare are a description of the existing physical and cultural environments, an analysis of existing land uses and an evaluation of the local economy. Part II, "Virginia City Tomorrow", attempts to identify local trends and then sets forth goals for shaping the community's future based on these changing conditions and the desires of local residents. These general goals are then further refined into specific objectives and actionable implementation strategies.

Executive Summary
VIRGINIA CITY GROWTH POLICY

What is the Virginia City Growth Policy?

The Virginia City Growth Policy is an official public document adopted and used by the Virginia City Town Council as a general guide for development and conservation decisions. It is not a regulation; rather, it is an official statement of public policy to guide growth and change.

Who Develops a Growth Policy?

You and other citizens like you will help develop the growth policy though your participation at local discussion meetings and other communication with the Planning Board and Town Councilors. You and your neighbors know what is important for land use in your area, and what will likely work in your area. The planning board and staff can help identify options and obtain technical assistance.

What Does a Growth Policy Entail?

A growth policy is required to contain the following items:

- Community goals and objectives;
- Maps and text which describe the jurisdictional area (including information on land uses, population, housing needs, economic conditions, local services, public facilities, natural resources and other jurisdictional characteristics);
- Projected trends for each of the above listed items for the life of the growth policy (except public facilities);
- A description of the policies, regulations and other tools to be implemented in order to carry out the policy;
- A strategy for the development, maintenance and replacement of public infrastructure;
- A timetable for implementing and updating the growth policy itself;
- A statement which explains how the governing bodies will coordinate and cooperate with other jurisdictions;
- A statement which explains how the governing body will handle subdivision review and how public hearings relating to subdivision review will be conducted.

Virginia City Community Vision

In order to broaden economic opportunities, the residents of Virginia City wish to

encourage development sensitive to Virginia City's continuing commitment to historic preservation and maintenance of its small-town quality of life.

Primary Focal Points of the Virginia City Growth Policy

1. Research and Protect Valuable Spring and Freshwater Resources

✓ Update the sourcewater protection plan

✓ Work with the County to incorporate the Source Water Protection plan into the County's comprehensive plan

✓ Control development in the area surrounding the natural spring water source to ensure future water use

2. Continue to Build on the Successes of the Historic Preservation Program

✓ Provide enhanced development-related services (enforce building permits, create online clearing house of information and forms, land use advice)

✓ Clear and consistent channels of communication between the HPAC, HPO, County and Town to promote and protect the valuable heritage and unique character of Virginia City

✓ Explore means of providing incentives (grants)

✓ Protect the viewshed by creating a viewshed map and implementing smart growth policies

✓ Conduct an update of the plat map to reflect natural geography and built environment

3. Encourage Economic Development

✓ Allow flexibility in commercial/residential zoning to encourage home-based businesses and year round residences

✓ Promote "off-season" (Labor Day to Memorial Day) activities and increase tourism and commerce during these times

✓ Promote cooperative partnerships between the town of Virginia City, Madison County Commissioners Office, the Montana Heritage Commission, the local business community and other local community organizations to improve the quality of local events, housing, lodging, advertising and tourism services

✓ Invest in tourism-related facilities such as additional parking areas, signage, public bathrooms, trails, parks and picnic areas

4. Improve Natural Resource Management Programs
   - ✓ Update and implement the sourcewater protection plan
   - ✓ Develop a stormwater management plan
   - ✓ Develop a fire protection plan

Virginia City Community Challenge

Through the cooperative efforts of the community's many interested groups, organizations and individuals these important development challenges can be addressed in a timely and effective manner, ensuring Virginia City's on-going social and economic vitality.

CONCLUSION

The planning process does not stop upon completion and adoption of the Virginia City Growth Policy update. The Planning Commission has stressed the importance of continuing to meet and work to achieve the community's goals. Because a growth policy is a guiding document that will need to be updated to maintain relevancy, the Planning Commission will meet regularly to ensure this effort. It is the intention of the Planning Commission that this document be a valuable and often-used tool for the Town Council and other decision making bodies to reference when deciding the future growth and development of Virginia City.

Virginia City Town Council Members

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Part I
VIRGINIA CITY YESTERDAY & TODAY

HISTORY AND CULTURE

Location

Virginia City, Montana, lies roughly at the Center of Madison County in southwestern Montana. It serves as the county seat and is largely surrounded by mountainous public land.

The community is relatively isolated, being located almost 60 miles from the nearest interstate corridor, and accessible only by a secondary highway, Montana Highway 287, a paved highway maintained by the Montana Department of Transportation. Highway 287 runs right through Virginia City along Wallace Street and bisects the core historic area. The other streets in the town have gravel surfaces and are maintained by the city. Virginia City is located 85 miles from West Yellowstone. West Yellowstone is the most popular gateway to Yellowstone National Park, which in 2013 admitted well over 1.7 million visitors through this western-most entrance (YNP 2010 Visitor Survey). The nearest commercial air service is approximately 70 miles distant, in either Belgrade or Butte, Montana.

Early Settlement

Due to remoteness and difficulty of access, little permanent white settlement occurred in western Montana until the discovery of gold around 1862. A flood of eager fortune seekers poured into the region following gold discoveries at Bannack and Alder. The gold of Alder Gulch drew thousands of people to southwestern Montana during the 1860s mining rush to the Rocky Mountains.

Speculators quickly laid out a townsite, named Varina (after the wife of Confederate President Jefferson Davis), which was later changed to Virginia City by Union sympathizers. By September of 1863, Virginia City had a population of 3,450 (of whom only 64 were women) and nearby Nevada City had 3,075 inhabitants. A year later (1864), the population in these boomtowns and surrounding environs had grown to 11,493, leading to creation of the Territory of Montana on May 26, 1864 (Malone and Roeder, 1969).

During December 1864, the first territorial legislature convened in Bannack, but Virginia City served as territorial capital from 1864 until 1875 when the capital was moved to Helena (Menasco-Mcguinn, 1976). The town's population began to decline rapidly in the late 1870s following transfer of the territorial capital and depletion of the readily accessible gold deposits.

The mining activity along Alder Gulch had far-reaching effects. I t stimulated the formation of government on all levels, the increase in settlement and use of the northern Rockies, and the evolution of regional transportation systems. Gold from Alder Gulch contributed to the national economy both during and after the Civil War. The town of Virginia City moved quickly through the phases of settlement, camp, and town, having at its peak some 5,000 inhabitants. These phases encompassed tents, log cabins, vernacular frame buildings and commercial buildings with false fronts, plus (at least in Virginia City) high-style residences and commercial buildings. Substantial business blocks reflected the residents' belief in the permanence of the mining district and the towns along Alder Gulch. Out of over 600 mining camps and towns in Montana's past, only a few lived to become full-fledged towns, and only a select group made the successful transition to modern twentieth century towns (Alwin, 1983). Virginia City, one of the towns among this select group, is unique in that it exhibits relics of the earliest settlement days, when log and frame structures cropped up on the landscape virtually overnight, along with relics of the more substantial masonry, stone and brick development that identified Virginia City as the economic and cultural hub of the region in the 1860s and 1870s. The layered remnants of each

phase are evident in the buildings that remain today. Remodeling, additions and other modifications bear witness to the town's unfolding history.

The Bovey Influence

Boveys did not just purchase and stabilize or restore existing buildings. They also built reconstructions of original buildings along lower Wallace Street using historic photographs as guides. They installed static displays in some of the buildings, furnishing them with artifacts associated with the buildings or items they had collected from around the state. Other buildings were adapted to modern purposes, and some received new fronts. The Boveys tried to present a full picture of life in the past. They were less concerned with finding museum-quality, perfect artifacts than they were with presenting everyday objects in the context of a furnished building display. They wanted their buildings to look lived in, so they felt that well-worn artifacts (even ones that were broken or seriously deteriorated) enhanced the authenticity of the display.

In 1947, in response to requests from visitors, the Boveys moved into the tourist business. They formed the Virginia City Trading Company, renamed Bovey Restorations, Inc., in 1972, to provide services such as lodging, restaurants, a theater, a gas station and gift shops. They converted the Buford Block into the Wells Fargo Coffee House and Restaurant. Soon, the Virginia City Players, a theatrical company founded by Larry Barsness, began performing in the Smith and Boyd Livery/Opera House. By popular demand a branch of the Virginia City Players, later known as the Brewery Follies, began performing evening programs in the historic Gilbert Brewery building in 1984. The Fairweather Inn took all telephone reservations for the Opera House, Brewery Follies and the two hotels. Bus and school group tours were arranged at the Bovey's main office.

Although these businesses operated by Bovey Restorations did bring in some income, the operation was always a losing proposition. In reality, good wheat crops in the 1940s and the sale of Bovey's sheep ranch funded the Boveys' on-going preservation efforts.

The Boveys combined the philosophies of Colonial Williamsburg in Virginia and Greenfield Village in Michigan, but their effort was distinctively personal and evolved over time. They passionately believed in preserving and protecting original buildings, generally in a state they termed "suspended deterioration." They believed it was important to reproduce missing buildings to retain the overall appearance of Virginia City and to furnish as many buildings as possible with appropriate artifacts displayed in their "total context". Their businesses serving visitors reflected their goal of allowing the public to experience the past by participating in it. Thus, the nightly entertainment provided old-style theater shows and vaudeville; the Bale of Hay Saloon was furnished with historic player pianos and nickelodeons; and the Fairweather Inn purposefully did not provide all the modern comforts desired by its guests.

The Boveys poured a great deal of energy and money into collecting artifacts from southwestern Montana and other areas. Their goals were to use the artifacts to enhance the visitors' experience and in some cases to protect the objects (e.g., the railroad-related objects and stained glass windows from the state capitol). These efforts were greatly appreciated and supported by local and area residents who gratefully contributed many personal artifacts and objects to these displays. Generally, the purchase of a particular set of artifacts dictated the next new display. For example, the contents of the Butte Carriage Works inspired the wagon shop in Nevada City. The Boveys did not believe in restoring artifacts. Thus, buggies were protected from rain and snow and kept in a dry place, but their finishes were not restored.

To the Boveys, the original buildings in Virginia City were almost shrines to the past. The retention of original, weathered materials was very important. Because Charlie saw the buildings as representing a continuum of time, later modifications were left in place, such as knob-and-tube wiring, additions, and 1930s linoleum. They loved "time capsules" such as the McGovern Store. They considered most of the buildings too fragile and historically significant to be used for anything but displays.

In 1966, Virginia City became a National Historic Landmark District, based on the quality and integrity of a number of its original buildings. National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

Interpretation during the Bovey period was largely informal and self-guided. The Boveys felt that providing information in the form of signs or brochures was intrusive, but they did provide guided tours to special groups. Beginning in 1947, the Boveys encouraged visitors to stop in the lobby of the Fairweather Inn for information; this served as an informal orientation center. Most visitors, however, wandered up to buildings, peered inside, and used their own imagination and knowledge to come to an understanding of the display. In 1977, Bovey Restorations curator John Ellingsen and others published a paperback book entitled, "*If These Walls Could Talk: The History of Buildings of Virginia City, Montana*". This book provided some historical background on significant structures within the community.

The City of Virginia City printed a walking tour brochure for their town in approximately 1995, written mostly by John Ellingsen. This brochure, sold for $1 to cover expenses, formed the basis for the current walking tour brochure for Virginia City, funded by the Montana Heritage Commission.

Visitors over the decades have expressed great appreciation of the Boveys' work. Some people were particularly taken with Virginia City's original buildings fully stocked with artifacts. Others preferred Nevada City, saying that it allowed them to step back in time.

Most of the Bovey displays have remained essentially the same since the day they were created, though a few have been altered or no longer exist. Displays in the latter category include the penny arcade in the building that today houses the Variety Store (the machines were mostly relocated to the Nevada City Music Hall and the Bale of Hay Saloon in approximately 1979 in order to protect them better); the automobile museum in the Village Pump building (this was closed and converted to storage in the late 1960s when the state required the Boveys to stop selling gasoline there); and the Dudley Garage (this displayed the best cars in the collection from about 1974 until 1983).

Charlie Bovey died in 1978 and his wife Sue in 1988. Because their preservation philosophies sometimes differed, the philosophy of Bovey Restorations changed after 1978 and then again after 1988, when their son Ford took over. For example, Bovey Restorations tried street theater (staged gunfights, etc.) after Charlie and Sue Bovey had died.

The family's efforts over several decades provided a successful model for historic preservation and boosted Virginia City's economy, helping to keep the community alive and vital. After the death of Charlie Bovey in 1978, little more than very basic maintenance was

done on any of the buildings in Virginia City or Nevada City. By 1989, many of the Bovey-owned properties were for sale, resulting in widespread concern amongst both area inhabitants and visitors regarding the long-term fate of these priceless historical treasures.

As a result of Virginia City's distinction as a National Historical Landmark, in 1995 the National Park Service conducted a series of cultural resource management surveys and workshops to identify possible long-term options for the care, maintenance and operation of the Bovey-owned holdings in Virginia City.

Local non-profit community groups, such as the Vigilance Club and later the Virginia City Preservation Alliance (VCPA), have strived to keep the historic preservation philosophies of the Bovey family alive. In a cooperative fashion these organizations have attempted to provide and sponsor various attractions and events, namely visitor information centers, heritage museums, guided tours, living-history programs, and various other community activities. From 1996-1997, the VCPA was especially influential in creating support for the purchase of the Bovey family properties by the State of Montana.

Although not formally included in the National Historic Landmark nomination, the buildings constructed or reconstructed by Charlie and Sue Bovey are now seen as contributing to the significance of Virginia City. As part of the unfolding history of Virginia City, the Bovey family's pioneering preservation efforts have also gained historical significance.

Historical Purchase

On April 23, 1997, the Montana legislature passed House Bills 5 and 14 authorizing the purchase of the Bovey Restoration properties in Virginia City and Nevada City for $6.5 million ($5 million for the artifacts and $1.5 million for the buildings and land). The purchase was accomplished on May 16, 1997, and as a result the state became the owner of what may be the most complicated business in the entire state of Montana. Another $2.9 million was allotted to start the project. Thus, the state now owns about half the historic structures in Virginia City (one-quarter or fewer of all the buildings in the town) and all of the historic community of Nevada City, plus buildings moved in or constructed at both sites by Charlie and Sue Bovey. The long-term planning, development and management of the historic resources of Virginia and Nevada City is the responsibility of the Montana Heritage and Development Commission.

NOTE: The text from the sections entitled "The Bovey Influence" to "Historical Purchase" was reprinted with permission from the Montana Heritage Commission.

Preserving the Past

The preservation of Virginia City's historic buildings and their contents is a shared concern of an overwhelming majority of the town's residents. It is widely recognized that these extensive historic and cultural resources, which transport the viewer back in time to the gold rush era of the 1860s, are largely responsible for the truly unique sense of place that defines Virginia City today. Many of the town's 1860s and 1870s Greek Revival, Gothic Revival and Italianate buildings remain intact as monuments to past dreams and endeavors of those hearty and adventurous souls who carved a niche of community and commerce out of a rather harsh frontier environment. The historic and cultural significance of these structures, and the stories which accompany them, are important on local, regional and national scales.

PHYSICAL ENVIRONMENT

Geology & Topography

Virginia City lies near the confluence of Daylight Creek and Alder Creek. Daylight Creek drains the west side of the low saddle that separates the southern end of the Tobacco Root Range from its southern continuation in the Gravelly Range. Bedrock in this area is all Precambrian basement consisting of coarsely crystalline schists, gneisses and pegmatites (Alt & Hyndman, 1986).

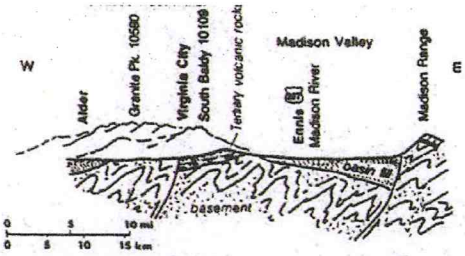
The foundation for the landforms around Virginia City was laid around 400 million years ago by granites, which were altered by heat and pressure. A series of events during this period formed the mountain ranges seen around Virginia City today, including the scenic Ruby Mountains which form a dramatic backdrop to the west of town. Much later, massive volcanic flows spilled across the ridges east of town (Sieverts, 1993). **(See Figure 1 – Area Geology)**

Streams functioning as natural sluice boxes down through the centuries resulted in the rich placer deposits that lured early gold seekers to Alder Gulch. Small-scale sluice box operations gave way to big steam and electric dredges that worked the gravels in the gulch from the late 1890s to 1922 (Alt & Hyndman, 1986). The dredges recovered around nine million dollars' worth of gold at the cost of virtually the entire floodplain of Alder Creek. Many thousands of years will pass before natural processes restore Alder Creek (Alt & Hyndman, 1986).

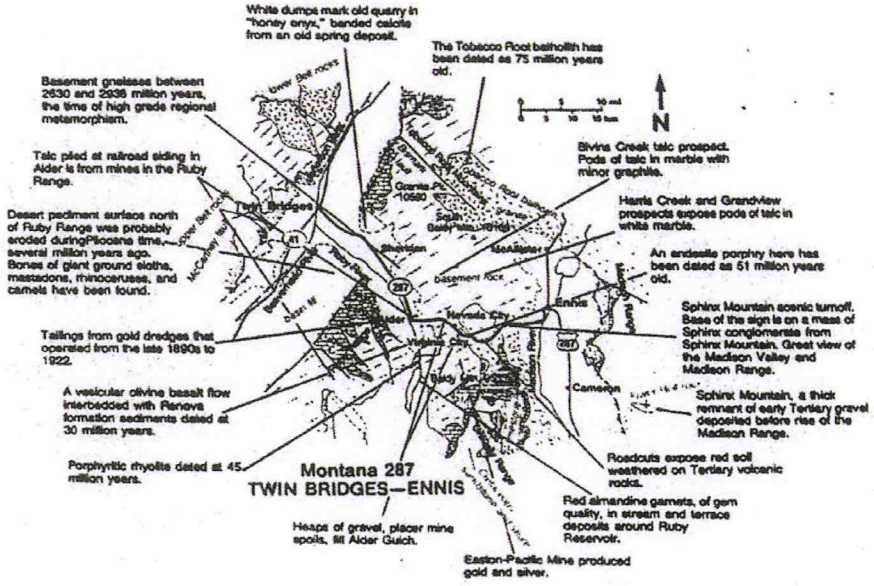
Soils & Vegetation

There are five predominant soil units, as mapped by the USDA Soil Conservation Service (1989), in the Virginia City planning area (extending one mile beyond the town boundary).

Varney Clay Loam. The north, northeast and northwestern sections of the planning area within a quarter to half-mile of the townsite is dominated by the Varney Clay Loam, a deep, well-drained soil that was formed on dissected terraces, fans and foot slope in the Madison and



Section along the line of the highway between Alder and Ennis. Blocks of basement rock moved up and down along big faults to form the mountain ranges and valleys.



From Alt & Hyndman

Ruby Valleys. It formed in alluvium. Slopes range from 8% to 15% and the hazard of erosion by water is high. Additionally, the hazard of erosion by wind is moderate to high depending on the amount of disturbance or if overgrazing occurs.

The native plant community on this soil is primarily bluebunch wheatgrass, green needlegrass, winterfat, big sagebrush and needleandthread. If overgrazed or otherwise disturbed, plants such as broom snakeweed, rubber rabbitbrush, plains pricklypear and annual bromes may invade. Potentially invading noxious weeds include knapweed, houndstongue, Canada thistle and French sage. Because of the limited water capacity of this soil type, the choices of shrubs and trees for planting are somewhat limited. Trees and shrubs indigenous to the area are recommended such as Russian olive, Siberian elm, Rocky Mountain juniper, Siberian peashrub and silver buffaloberry.

While this soil may be suitable for homesite development, septic system absorption fields may require extra area to overcome moderate permeability limitations. Specific conditions may dictate suitability for development.

Varney Cobbly Clay Loam. The northern section of the planning area beyond the half-mile point is dominated by this deep, well-drained soil on terrace escarpments, in drainages and on hills in the Madison and Ruby valleys. It formed in alluvium, slopes from 8-45% tend to be short and steep, which limits its use to rangeland. The hazard of erosion by water is high. The hazard of erosion by wind is moderate to high depending on the amount of disturbance or if overgrazing occurs.

The native plant community on this soil is primarily bluebunch wheatgrass, green needlegrass, winterfat, big sagebrush and needleandthread. If overgrazed or otherwise disturbed, plants such as broom snakeweed, rubber rabbitbrush, plains pricklypear and annual bromes may invade. Potentially invading noxious weeds include knapweed, houndstongue, Canada thistle and French sage. Because of the limited water capacity and steep slopes the choices of shrubs and trees for planting are very limited. Trees and shrubs indigenous to the area are recommended.

Homesite development could occur on this soil; however, limitations include relatively steep slopes, moderately slow permeability, potential frost action and low soil strength. Septic systems could require larger drainfields for proper function. Frost action and low soil strength can have an adverse impact on the quality of roadbeds and road surfaces. These limitations may be overcome with provision of adequate drainage and use of properly compacted fill materials.

Sebud-Hapgood-Rock Outcrop Complex. This soil unit dominates the south and southeastern sections of the planning area, extending up Alder Gulch. Formed on 25% to 60% slopes this soil type is typically associated with mountainsides, hills and ridges. This soil is deep

and well-drained and formed in colluviums derived dominantly from gneiss and schist. Runoff is rapid and the hazard of water erosion is high. Wind erosion potential is moderate.

The native plant community on this soil is primarily bluebunch wheatgrass, green needlegrass, winterfat, big sagebrush and needleandthread. If overgrazed or otherwise disturbed, plants such as broom snakeweed, rubber rabbitbrush, plains pricklypear and annual bromes may invade. Potentially invading noxious weeds include knapweed, houndstongue, Canada thistle, and French sage. Because of the limited water capacity and steep slopes the choices of shrubs and trees for planting are very limited. Trees and shrubs indigenous to the area are recommended.

This soil type is poorly suited to homesite development due to extreme slopes.

Oro Fin-Poin Complex. This soil unit dominates the west and southwest sections of the planning area, extending towards Brown's Gulch. Formed on 15-45% slopes this soil type is typically associated with hills and ridges. This soil is deep and well-drained and formed in colluviums derived dominantly from gneiss and schist. Runoff is rapid and the hazard of water erosion is high. Wind erosion potential is moderate.

The native plant community on this soil is primarily bluebunch wheatgrass, green needlegrass, winterfat, big sagebrush and needleandthread. If overgrazed or otherwise disturbed, plants such as broom snakeweed, rubber rabbitbrush, plains pricklypear and annual bromes may invade. Potentially invading noxious weeds include knapweed, houndstongue, Canada thistle and French sage. Because of the limited water capacity, rock outcrops and steep slopes, the choices of shrubs and trees for planting are very limited. Trees and shrubs indigenous to the area are recommended.

This soil type is poorly suited to homesite development due to steepness of slopes and shallow depth to bedrock.

Cryaquolis, nearly level. This soil unit dominates the low-lying creek drainage areas along the east side of the townsite. Formed on 0-4% slopes this soil type is typically associated with deep poorly drained and very poorly drained soils on bottom lands along stream and drainage ways and in swales around spring areas on foothills and mountains. These soils form in alluvium. Flooding is frequent to rare.

The native plant community on this soil is primarily sedges, tall reedgrass, tufted hairgrass, willows, aspen and marshmarigold. If overgrazed or otherwise disturbed, plants such as willow and marshmarigold will increase. Because of saturated soil conditions the choices of shrubs and trees for planting are limited. Trees and shrubs indigenous to the area are recommended.

This soil type is poorly suited to homesite development due to wetness and hazards of flooding.

In most soils in the planning area, the risk of corrosion is high for uncoated steel and low for concrete. Outside of the immediate drainages there is little risk of flooding in the planning area. The depth to groundwater varies significantly. Pertinent soil characteristics are summarized in **Table 1**.

Table 1 – Virginia City, Montana – Soil Characteristics

SOIL TYPE	SLOPE EROSION POTENTIAL	HOMESITE SUITABILITY
Varney Clay Loam	8-15% slopes High water erosion hazard	Septic drain fields may require extra area
Varney Cobbly Clay Loam	8-45% slopes, high water erosion potential	Septic drain fields may require larger area; frost action & low soil strength may impact quality of roadbeds
Sebud-Hapgood-Rock outcrop complex	25-60% slopes, runoff rapid, high water erosion hazard	Poorly suited for development due to extreme slopes
Oro Fin-Poin complex	15-45% slopes, shallow-deep well drained soils	Poorly suited for development due to steep slopes and shallow bedrock
Cryaquolis, nearly level	0-4% slopes High water content, poor drainage	Prone to flooding

Source: USDA Soil Conservation Service

Climate

At an altitude of around 5,800 feet, Virginia City's climate is characterized by warm, dry, sunny summers and cold winters with moderate snowfall. Statistics for normal monthly precipitation and temperature for 1971 to 2010 are displayed in **Table 2**. Most precipitation occurs during the months of May and June, while the least falls December through February. In the north/northwest part of the planning area, average annual precipitation is about 12 inches and the frost-free period averages around 100 days. In the eastern and southern portions of the planning area, annual precipitation is somewhat higher at 16 inches and the frost-free period is around 95 days.

Table 2 - Climate Characteristics of Virginia City
1981-2010 Monthly Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	35.3	38.9	45.9	53.4	62.3	71.1	80.2	79.2	69.4	56.9	41.5	34.2	55.9
Average Min. Temperature (F)	13.1	15.2	21.5	27.6	35.5	42.4	48.4	47.0	39.3	30.1	19.8	12.5	29.5
Average Total Precipitation (in.)	0.65	0.60	0.98	1.53	2.53	2.54	1.45	1.37	1.11	1.09	0.87	0.75	15.46

Source: NOAA, 2010

Average annual snowfall recorded in Virginia City from 1948 to 2010 was 64 inches, compared to 31.9 inches for Ennis, 50.9 inches for Alder, and 11.0 inches for Twin

Bridges (See Figure 2). Months of highest snowfall in Virginia City during this period were April and December, respectively (SCS).

Source: Western Regional Climate Center, 2014

COMMUNITY CHARACTERISTICS

Population & Demography

After a rapid rise to a climax population of between 5,000 and 10,000 in 1864, Virginia City's numbers have steadily declined, with an average citizenry of approximately 130 to 140 today. The population has remained relatively stable since 1970 (pop. 149), following a major decline from 380 in 1940 to 194 in 1960 (US Bureau of the Census). The 2010 census counted 210 people in Virginia City, up from 130 counted in the 2000 census (also see **Appendix A – U.S. Census Bureau Tables**). This large increase in growth however was not reflected when on the ground surveys were conducted along with research with the city and county; this number was deemed to be inflated. According to water use and data that the Town possess there are approximately 250 residents during the summer months and 150 during the winter.

Nearly all of the town's population is white with 12 individuals classified as American Indian or Alaskan Native by the 2010 census. Almost half of the town's households (60/115) are classified as non-family households. Individuals living alone make up the majority of these households, with 10 being 65 years of age and older. The average family household has 1.83 people, declining from 2.52 in 2000. 46 of the 60 family households are classified as married couple families. **Table 3** provides the distribution of the 2000/2010 populations by age.

Table 3 - Age Distribution of Population – 2000/2010

TOTAL	UNDER 5	15+	20+	18-20	21-24	25-44
130/190	4/10	115/182	110/179	5/4	-/5	31/46
45-54	**55-59**	**60-64**	**65+**	**75+**	**85+**	**MEDIAN AGE**
44/29	11/29	6/31	18/39	5/14	3/-	39.2/47.7

Source: U.S. Census Bureau; 2000, 2010

Nearly 86.2 percent of the population is age 18 and over, and 18.4 percent are age 65 and over. Nineteen school-age children (age 5 through 17) comprise less than 15 percent of the

town's population. The largest percentage (33.8) of the population falls in the 45-54 year old group. There are 5 residents in the 21 - 24 year old group recorded in 2010, up from zero in the 2000 census. (Additional available data is contained in **Appendix A.**)

Housing

Housing for year-round and seasonal residents consists primarily of single-family dwellings, as shown in **Table 4**.

Table 4 – Housing Units 2000/2010

TYPE OF STRUCTURE	1990 CENSUS	2000 CENSUS
Single-Family	119	123
Multi-Family	4	--
Manufactured Home	1	5
TOTAL	**124**	**128**

Source: U.S. Bureau of the Census; 1990, 2000

The 2010 census counted 198 single family homes and 10 manufactured homes for a total of 208 housing units. Of these, 84 were owner occupied and 39 were rented for a total of 123 occupied housing units, as seen in **Table 5**. The housing stock in Virginia City is dominated by structures that were built prior to 1940, as shown in **Table 6**.

Table 5 – Housing Occupancy – 2010

HOUSING OCCUPANCY	NUMBER	PERCENT
Total Housing Units	198	100.0
Occupied Housing Units	123	62.1
Vacant Housing Units	75	37.9
For seasonal, recreational or occasional use	23	18.9
Homeowner Vacancy Rate (percent)	--	5.3
Rental Vacancy Rate (percent)	--	5.3

Source: U.S. Bureau of the Census; 1990, 2000

Also identified was a trend toward an increasing number of empty houses during the winter months due to use as summer and recreational homes by non-resident owners. These

homes are all livable, but owners are not inclined to rent them out. Rent for housing in Virginia City has continued to rise from a median monthly rate of $125.00 in 1990 to $381.00 in 2000 and is currently $588.00 in 2010. The Planning Board has prepared a map of current land uses, which identifies houses by term of use and livability. This map is on file in the Town Hall.

Seasonal housing shortages continue to be a problem, limited to only two main facilities, Daylight Village and Players' Cabin. In their present, poorly maintained condition, these primitive housing facilities are barely adequate for summertime occupancy.

Table 6 – Year Housing Unit Built

YEAR STRUCTURE BUILT	NUMBER	PERCENT
2010 or later	--	--
2000-2009	9	4.5
1990 to 1999	16	8.1
1980 to 1989	6	4.7
1970 to 1979	8	6.3
1960 to 1969	4	3.1
1940 to 1959	8	6.3
1939 or earlier	88	68.8

Source: U.S. Bureau of the Census; 1990, 2000, 2010

The median value of a house in Virginia City in 2010 was $131,300.00, substantially less than the median Madison County value of $238,000.00 and the state median of $183,000.00. The county average is inflated because of large planned developments in Big Sky, but Virginia City still has lower home values than comparable small towns of Twin Bridges and Sheridan. **Table 7** compares housing values in Virginia City with county and state values in 2000 and 2010.

Table 7 – Median Housing Values – 2000/2010

LOCATION	2000	2010
Virginia City	$82,000	$131,000.00
Madison County	$104,500	$238,000.00
State of Montana	$98,849	$183,000.00

Source: U.S. Bureau of the Census; 2000, 2010

EXISTING LAND USE

Community Centers & Neighborhoods

The hub of the community is centered on Wallace and Idaho Streets, along the core of the commercial historic district. Neighborhoods with particular historical flavor are located just to the north and south of the commercial core area. Neighborhoods with a mix of historic and contemporary structures are located on the periphery of the townsite. New development and building has been occurring near the ridgelines to the south and west of town, and continues to expand.

Residents have emphasized that the friendly small town atmosphere of Virginia City is very important to them and work diligently to maintain this.

Historic District

The existing historic district encompasses roughly a six-block long area along Wallace, Idaho and Cover Streets, from Nevada Street on the town's western boundary to Fairweather Street. The historic residential neighborhoods to the north and south of the expanded historic commercial core are also included in the historic district. **(See Map 1 - Land Use Map)**

Commercial Areas

Commercial areas not located in the historic core are restricted to the southeastern part of town, including blocks 159 and 160, and the far SE corner of the townsite which consists of a campground and RV park.

Public Buildings & Institutions

The most outstanding public structure is the Madison County Courthouse, constructed in 1876 and still actively in use for county government offices and courtroom proceedings. The courthouse is located prominently on Wallace Street between Van Buren and Broadway. Currently construction is underway of a new administration building on Wallace Street, with an anticipated completion date of mid-2015. The town offices for Virginia City are housed in rear of the new fire hall.

New public buildings include the new fire hall facility and the McFarland Curatorial Center. Other public buildings and structures include the Thompson-Hickman Library, St. Paul's Episcopal Church, the gymnasium/community center with public restrooms, the old fire hall, the warm-up hut and restrooms at the ice-skating rink, and the water and wastewater treatment plants.

PUBLIC FACILITIES & SERVICES

Local Government

The Town of Virginia City and Madison County provide a variety of services to the town's citizens. Virginia City is the county seat of Madison County and home to the county courthouse. Approximately two percent of the county's population resides in Virginia City.

Virginia City has a commission/chairman form of government, which includes five commissioners (council persons) who select a chairman (mayor). Commissioners are elected at large. The town's offices are currently located in the old school building.

Law Enforcement

The Madison County Sheriff's Department provides law enforcement services to the town, with one deputy residing in Virginia City. The Sheriff's Department is staffed with eight deputies. The county jail has two cells with an estimated 80 percent occupancy on weekends.

Fire Protection

A volunteer force provides services to Virginia City, and is aging and dwindling in numbers of volunteers. A modern fire hall facility houses the following equipment:

- Fire Engine with 270 gallon tank (Engine #31)
- Fire Engine with 750 Class A pumper (VC #3)
- Wildland/Grass Fire Engine (Brush #31)
- Rescue Truck (Rescue #1)
- Fire Tender with 3500 gallon tank (VC Tender #31)
- 200 gallon slide in tank, and compressed air/foam (Fire Engine #33)
- Miscellaneous pumps and equipment.

The Virginia City Volunteer Fire Department maintains mutual aid agreements with other fire protection entities.

Emergency Medical

There is currently no Quick Response Unit in Virginia City, with the nearest units being located in Ennis and Sheridan.

Health Care

Health care to Virginia City residents is provided primarily through facilities located in the neighboring communities of Sheridan, Ennis, Dillon, Butte and Bozeman.

Library

The Thompson-Hickman Public Library is funded and operated by Madison County with contributions from Virginia City. The library has regular hours and provides access to Internet services.

Education/Schools

There are no public or private schools currently in operation in Virginia City. Elementary and secondary school students are bussed to Ennis schools, approximately 15 miles away. Operation of a public school in Virginia City ceased in 1972.

Public Water Supply

The town's domestic water is supplied by springs in the northeastern part of the townsite. These springs can produce up to 250 gallons per minute and could provide water for a population of up to 1,440 (based on 250 gallons per day usage) assuming sustained production at that rate and adequate storage. The town disinfects its water supply using chlorination. Current water storage capacity is the result of a new 500,000-gallon water tank that was installed in 1999. The water supply system is managed as an enterprise fund and is supported by user fees. Within the town limits individuals are required to use municipal water rather than drilling private wells.

Public Sewer Service

The town's wastewater treatment facility was upgraded in the early 1970s and again in the 2000s. The current facility was designed to accommodate approximately 150 houses if functioning properly. Residents are not permitted to install individual on-site septic systems within the town boundaries except with a variance. The sewer system is also managed as an enterprise fund and is supported by user fees. A new wastewater treatment plant, located near Nevada City, was completed in 2004. This new treatment facility was designed to accommodate, at a minimum, a 10% increase of total flow over the 20-30 year life of the facility.

Solid Waste

The county provides solid waste disposal and recycling services. There is no garbage collection service provided. Individuals are responsible for taking their own garbage to the transfer station.

Storm Drainage

There is currently no system in place for management of storm drainage. Increased construction, new roads and additional paving could lead to increased transport of sediment and other substances into Daylight Creek and Alder Creek if storm drainage facilities are not implemented in the future. A stormwater protection plan is needed to prevent further damage from a large event.

Weed Control

The town has a weed-spraying program, which helps to prevent the spread of noxious weeds. Individual property owners are responsible for weed control on their property. Cultural

methods, other than weed spraying, such as manual pulling, soil stabilization, and general education is strongly encouraged.

Spotted knapweed is particularly troublesome in Virginia City. Special care should be taken when soil is newly disturbed to promptly reseed the site to discourage further infestation and spread of knapweed and other problem weeds.

TRANSPORTATION & UTILITIES

Transportation Network / Systems

Montana Highway 287 (maintained by the state) is the major transportation artery into Virginia City. Private automobiles are the primary mode of transport for residents and visitors alike. Chartered busses often bring in tourists during the summer months. The Madison County Transit provides a senior citizen shuttle to Dillon and Butte once or twice weekly. The nearest commercial air service is located in Butte and/or Belgrade, approximately 70 miles away.

Streets in town are dirt/gravel, some in better condition than others. Some of the steeper streets are barricaded in winter when snow and ice can make driving conditions quite treacherous. Steep grades and extreme weather can often result in excessive runoff. Some of the existing streets are not properly located within the public rights-of-way.

Parking during the summer tourism season often causes congestion and problems with traffic, particularly on Highway 287 (also called Wallace Street). Visitor parking, including adequate space for recreational vehicles (RVs) and camper parking, has been established between the Depot and the Curatorial Center. Off street parking is encouraged, to facilitate unobstructed viewing of the historic structures along Wallace Street and to mitigate impacts to the historic feel of the core historic commercial district. Parking around the courthouse is inadequate year-round, due to residents from throughout the county coming to do business at the county seat.

Utilities / Communications

Private companies provide electric and telephone service. Homes and businesses are heated with wood, electricity, heating oil and propane.

Television and radio reception are somewhat limited due to remoteness and geographic situation of the town. Four television boosters are in operation along with a new cell phone tower that provides service to the community.

The Post Office provides mail service to the town's residents, with no door-to-door delivery available.

PARKS & RECREATION

City owned parks within the community include one developed park and one state-owned park/picnic area. The developed park – Sterling-Pace Memorial City Park – is located at the southeast end of town and has tennis courts, a playground, barbecue, picnic tables, horseshoe pits, an ice skating rink with warming hut, and restroom facilities, as well as a separate ball park on the north side of town. The state-owned park/picnic area is located adjoining the Brewery along Daylight Creek, and Boot Hill Cemetery, a popular visitors' stop and scenic overlook.

EXISTING LAND USES

The last time an existing land use map was completed for Virginia City was in 2002, and plans have been made to complete a new document before 2016.

The one-mile area around Virginia City is characterized by largely undeveloped open space. This area provides an unobstructed viewshed for the town, which has not changed appreciably over the past century. The one-mile area also encompasses part of Nevada City along with the section of highway that links it to Virginia City. This stretch of highway is relatively free from commercial or residential development. The one-mile area also contains a natural spring, which is critical in terms of continued supply of the town's domestic water.

At present there is one active mining operation within the one-mile area. An active mill site operates in Prospect Gulch, west of town. There is potential for increased mining activity in this vicinity in the future.

SOCIAL CHARACTERISTICS

The quiet, small-town atmosphere is closely linked to quality of life enjoyed by the townspeople, and most residents do not want to lose this to unmanaged growth and change (**see Appendix C – Summary of Public Open House 11/07/01**).

A significant influence affecting the Town of Virginia City is the presence of the Montana Heritage Commission (MHC). The MHC manages almost half the historic structures in Virginia City (one-quarter or fewer of all the buildings in the town) and all of the historic community of Nevada City, plus buildings moved in or constructed at both sites by the Bovey family.

There is a high spirit of volunteerism among some of the townspeople who perform a number of valuable services (emergency medical, fire protection, local government, etc.), which contributes to the quality of life for the whole community.

ECONOMY

Tourism has provided the primary economic base for Virginia City in recent decades. The tourist season generally extends from Memorial Day through Labor Day with additional special events held during the off-season. Many of the overnight accommodations, restaurants and retail shops are closed for the remainder of the year. Most residents rate tourism as being very important to the local economy.

Nearly one-third of the town's registered voters are retired. The remaining population works in mining, tourist services, and city, county and state government. Some workers are seasonally employed, and others are self-employed in one or more year-round jobs (see **Tables 8 & 9**). Both the number of jobs and residents increase significantly during the summer months.

The Montana Heritage Commission has recently invested in advertising the summer season for Virginia City, and has subsequently seen an increase in tourism. Efforts have been made to maintain and continue this growth, with focus on marketing Virginia City both in and out of Montana to help keep the summer season busy. In spite of the primarily seasonal nature of these 20 small businesses, it is reasonable to believe they generate a significant portion of the annual incomes of dependent local households. A secondary benefit of these businesses is the creation of numerous seasonal part-time employment opportunities for local and regional residents. In addition the tourism industry is responsible for creating numerous full-time and part-time local positions with the State of Montana through the Montana Heritage Commission.

In 1990 Virginia City residents approved a local 3% resort tax initiative. The revenues from this local "tourist tax" have grown annually, to a point where in 2010 these funds contributed almost one-third of the town's total operating budget. Based on 2010 resort tax figures, it has been determined that the Virginia City tourism industry generates over $2 million in seasonal revenue. These figures clearly indicate that the future prosperity and vitality of the community are linked to local and regional tourism.

Table 8 – Virginia City Employment by Industry – 2010

INDUSTRY	NUMBER
Agriculture, forestry, fishing and hunting, and mining	4
Construction	10
Manufacturing	--
Wholesale Trade	4
Retail Trade	23
Transportation, warehousing and utilities	4
Information	2
Finance, insurance, real estate and rental and leasing	1
Professional, scientific, management, administration and water management services	22
Education, health and social services	9

Arts, entertainment, recreation, accommodations and food services	26
Other services (exc. public administration)	8
Public Administration	1

Source: U.S. Bureau of the Census, 2010

Table 9 – Class of Worker - 2010

CLASS	NUMBER
Private wage and salary workers	69
Government workers	18
Self-employed workers in own non-incorporated business	28
Unpaid Family Workers	--

Source: U.S. Bureau of the Census, 2010.

Potentially active mining properties are within the National Historic Landmark District boundary (most of which falls within the one-mile planning area). There are approximately 30 patented and 100 unpatented mining claims within the landmark boundary.

Although new mining operations might add significantly to the local tax base and could possibly create relatively high-wage jobs, modern mining methods and facilities could detract from the historic resource the community is attempting to preserve.

Per capita personal income in Madison County as a whole has been the lowest for several years among counties in southwest Montana, typical of rural agricultural areas. **Table 10** compares the per capita income of Virginia City, Madison County and the State of Montana in 2000 and 2010.

Table 10 – Per Capita Income – 2000/2010

LOCATION	2000	2010
Virginia City	$19,812	$21,223
Madison County	$16,944	$32,711
State of Montana	$17,151	$25,002

Source: U.S. Bureau of the Census, 2010.

Current job trends point to an increase in what has historically been Virginia City's highest paying sector: mining. Local mines have begun working again and providing potential opportunity for residents. **Table 11** compares the average labor force of 2000 and 2010 for Madison County and the State of Montana.

Table 11 – Average Labor Force-2000/2010

LOCATION	LABOR FORCE		EMPLOYMENT		UNEMPLOYMENT		RATE	
	2000	2010	2000	2010	2000	2010	2000	2010
Virginia City	76	136	73	102	3	34	4.1%	33%
Madison County	3,972	3801	3,813	3570	159	231	4%	6.4%
State of Montana	479,132	477773	455,608	445,316	23,524	32,457	7.2%	7.2%

Source: Montana Department of Labor & Industry, Research & Analysis Bureau, Local Area Unemployment Statistics

Part II
VIRGINIA CITY TOMORROW

PROJECTED TRENDS

Analysis of current development trend data in Virginia City and subsequent discussions with the planning board and Virginia City residents have assisted in the identification of certain primary issues and concerns to be addressed in the Growth Policy. Many of these issues are more fully addressed in the Goals and Objectives.

Population and Housing Needs

The population of Virginia City has steadily declined over the last century, although it has begun to see a slight increase over the past 10 years. The community of Virginia City is also growing older with few or no residents between the ages of 18-24 years old. The lack of school facilities also contributes to the limited population of school-age children residing in the community. The community wants to continue to halt the declining population trend of Virginia City, but not at the expense of growth that may challenge the community's ability to maintain essential services and preserve its small-town quality of life.

Housing needs for any additional population, forecast during the planning period, can be accommodated within the vacant platted areas in Virginia City. Renovation of vacant housing units may provide for a portion of the housing needs for the next ten years, if economic conditions improve and business opportunities in Virginia City are expanded to attract new residents to the community.

Population data showing an aging population and current economic activities in Virginia City, namely summer residents, indicates a need for affordable housing for persons on fixed incomes, as well as part-time residents. Local planning officials should promote programs for low and middle-income housing and land use regulations should ensure adequate area available for a variety of housing types.

Economic Development Needs

At present, many of the commercial activities in Virginia City are inherently linked to the summer months when scores of visitors visit this National Historic Landmark District. Further, the nearby communities of Twin Bridges and Sheridan provide basic goods and services while larger retail outlets in Dillon, Butte and Bozeman provide expanded services for local residents. The possibility of an expanded business environment in Virginia City will depend on the ability of these enterprises to compete with neighboring business communities. The community and planning groups have expressed the desire to expand the local business

environment by protecting and promoting existing businesses and private commercial development within Virginia City and expanding the visitor season to include winter activities. Key economic challenges to overcome include a small year-round population, a short active tourism season, limited affordable housing and increasing business operating costs (utilities, taxes, etc.).

The availability of land suitable for future development, both residential and commercial, will continue to play an important role in local planning decisions. While numerous vacant lots exist throughout town, the most challenging development issues involve economic viability, historical compatibility, difficulty of terrain, access to utilities and construction of roads. Recently, residential development in the outlying areas of town is on the upswing while the commercial outlook suggests the local economy is in transition. Economic indicators such as local resort tax revenues continue to remain strong and local efforts to market and advertise the community have proven very valuable for increasing tourist numbers. Should commercial expansion occur, efforts should be made through local zoning controls to locate and design such development in a manner that reinforces the historic commercial district and unique sense of place of Virginia City. In order to effectively control the potential impacts of this growth, the community should be prepared to offer incentives to private land owners to preserve valuable viewsheds, protect surface and ground water resources, and preserve and restore historic properties.

Industrial development such as agriculture, mining and forest industries represent the largest share of Madison County income and provides employment for Virginia City residents, while being located outside the city limits. The introduction of new "clean" light industrial or industrial/commercial uses may occur in the future and adequate provisions should be made to allow for this type of use in areas that will support development while preserving the identity and character of the community of Virginia City and its neighborhoods and minimize conflicts between adjacent land uses. Currently mining and re-mining have shown growth as a sector near Virginia City, and are projected to continue to grow providing jobs for local residents.

Community Development Needs

One of the most pressing concerns facing Virginia City is the historically outdated platting. The existing plat map does not address geographic constraints or land use that has occurred regardless of the platting. To rectify this, and provide for more orderly and controlled future development, a re-platting needs to occur that accounts for current use as well as geographic limitations.

Community Service Needs

Services providing fire protection, law enforcement and public administration should be considered in the development of the land use plan as any new additions required for these services may result in the need for additional public lands for expansion.

Public Utilities and Streets

Streets, sanitary sewer service and water service are affected by development within the service area of each system and the impact of development must be considered before plans are approved. Expansions or improvements to Virginia City's sewer and water service for the community are a critical issue to any expansion, with an immediate need to protect the aquifer and water supply. The Town cannot afford to extend services into the outskirts of the planning area, and therefore costs are shared by the developer or landowner.

Virginia City has a watershed plan that is becoming outdated and in need of updating, and also needs to be incorporated into the County comprehensive plan so that it is supported by the larger governing body. Capital improvements for these programs and facilities should be scheduled and budgeted within a priority system addressing all capital needs for Virginia City.

The street system in Virginia City requires on-going maintenance. Working within the limits of the City's road maintenance budget, the streets remain passable year round but, at some future date, will require reconstruction. Again, capital improvements for road reconstruction should be scheduled and budgeted within a priority system addressing all capital needs for Virginia City.

GOALS, OBJECTIVES and IMPLEMENTATION STRATEGY

In order to provide guidance to the local governing body, the following section of the growth policy sets forth goals, objectives and implementation strategies to provide a foundation for land use regulation and establishment of growth management policies.

Goals are broad, inclusive statements that describe a desired condition or state to achieve through a course of action. **Objectives** are more specific statements expressed in the growth policy elements, such as in the land use, transportation and capital improvements sections. And **strategies** are usually quite specific to the implementation level, such as citing design review as an amendment to the zoning ordinances, or recommending a specific revision to the subdivision regulations.

The foundation of the goals, objectives and strategies as presented in this growth policy is based on the Virginia City 2004 Comprehensive Plan that integrated previous community needs assessments, comments to that document by members of the Planning Board and HPAC, and input at Planning Board meetings.

The goals of the growth policy address the following wide-ranging categories:

- **NATURAL RESOURCES**
- **HISTORIC/CULTURAL PRESERVATION**
- **PUBLIC FACILITIES & SERVICES**
- **COMMUNITY DEVELOPMENT**
- **ECONOMIC DEVELOPMENT**
- **TRANSPORTATION/TRAFFIC/CIRCULATION**

NATURAL RESOURCES

Goal:

Develop a growth policy that encourages the sustainable utilization, conservation and protection of water, scenic, agricultural, mineral, soil, timber and wildlife resources.

Objectives:

A. Maintain the quality and quantity of surface and groundwater resources.

B. Protect open space in order to provide recreational areas, maintain watersheds and water resources, and enhance the scenic qualities of the Town of Virginia City by preserving viewsheds.

C. Encourage revegetation strategies that use a variety of plant materials indigenous to the area and consistent with their intended use, recognizing that vegetation will improve the aesthetic appearance and quality of life.

D. Recognize that compatible, resource-based businesses have a role in the local economy of Virginia City and value both consumptive and non-consumptive uses.

Implementation Strategies:

A.1 Implement the source water protection plan to protect the existing community water supply and coordinate with private landowners, BLM and all other stakeholders to assure protection of that portion of the watershed. Work with County Commissioners to incorporate the Source Water Protection Plan into the county plan.

A.2 Adopt a surface water protection zone to protect and maintain the quality and quantity of those surface waters comprising Daylight and Alder Creeks.

A.3 Adopt a surface water protection zone to protect and maintain the quality and quantity of those surface waters comprising Daylight and Alder Creeks.

B.1 Develop a fire protection management plan.

B.2 Research the implementation of extra-territorial zoning, as allowed by state law, in the one-mile area around Virginia City.

B.3 Create inventory of Town owned property with values and updated plat map.

C.1 Maintain, through adequate personnel and funding, a noxious weed control and eradication program.

C.2 Create a native tree/shrub planting program and pursue grants and other means to promote planting of trees and shrubs on public and private lands. Adopt landscape guidelines for new development that recommends planting of species that are suitable for soils and climate of the region and maintain the scale of the town.

D.1 Create opportunities for resource-based businesses that are compatible with the long-range growth policy of Virginia City.

HISTORIC/CULTURAL PRESERVATION

Goal:

Establish a growth policy that encourages the preservation, protection and interpretation of those historic and cultural resources that define the unique character and quality of Virginia City and the surrounding environs.

Objectives:

A. Strengthen public/private partnerships for the preservation and sustainability of the Town of Virginia City's historic and cultural resources.

B. Expand and refine design and improvement standards that encourage appropriate development in the town and surrounding area to reinforce the historic character and unique sense of place of the Town of Virginia City.

C. Provide incentives for private sector preservation efforts, including a resource of public and private funding opportunities for such efforts.

D. Establish special entryway corridor districts to protect the areas along the highway and viewsheds leading into Virginia City.

E. Encourage use of existing building stock versus development of undeveloped land.

Implementation Strategies:

A.1 Coordinate with the Montana Heritage Commission, the Virginia City Historic Preservation Officer (representing the Certified Local Government Program), the Virginia City Preservation Alliance and local civic organizations to develop a long-range preservation plan and implement regulation of the historic districts.

B.1 Amend the zoning ordinance to incorporate maximum square footage and heights for buildings that will harmonize with the scale of existing historical structures throughout the community (see Appendix C – Examples of Mass, Form and Setbacks).

B.2 Review and update existing design review and zoning ordinances to reflect the community's developing knowledge and experience with the permitting process and future growth needs.

B.3 Incorporate flexibility of standards within the historic district zoning regulations, recognizing that historical precedents (i.e. setbacks, alignment and platting) are often inconsistent with modern standards.

B.4 Provide for effective administration of local zoning ordinances and design review regulations.

C.1 Continue to provide and expand the level of technical design services available to builders and homeowners through the design review process. Make these resources available online when available and feasible.

C.2 Seek grant funding sources from private and public groups as well as utilize local, state and federal tax incentives (local tax abatement, real estate transfer tax, windfall property tax, etc.) for private and public preservation and enhancement projects.

D.1 Create a detailed viewshed map to delineate those areas within the town limits that are historically sensitive. Explore opportunities for the town to acquire these properties and/or protective easements.

E.1 Allow for use of modern technologies, such as solar power, that function appropriately, follow the city code, and maintain or enhance the historic character of the town.

PUBLIC FACILITIES & SERVICES

Goal:

Encourage cost-effective public services and facilities for all land uses and ensure that these services will promote and serve orderly and responsible development.

Objectives:

A. Protect the town's drinking water supply and improve its current quality.

B. In cooperation with State agencies, assure that adequate water, sewer, solid waste and wastewater facilities are available at a level commensurate with need and available resources, with a strong focus on future needs.

C. Recognize the limitation of the Town of Virginia City's public water and sewer service and allow expansion of these systems only where service districts can be created or expanded on a cost-effective and capacity basis.

D. Set an example by retrofitting existing historic structures for government/public use where feasible. New or altered public/government buildings such as offices, museums, visitor center, etc. should be designed so as not to detract from the historical character of the town.

E. Continue to promote and develop the park system and recreational, cultural and historic facilities to serve all segments of the population within Virginia City.

F. Maintain open-space around public buildings,(i.e. Town Hall, Thompson-Hickman Building) and on public lands, (i.e. cemeteries and parks throughout the town). Encourage the utilization of native vegetation in a manner that is consistent with the character of Virginia City.

G. Explore the development of parking areas for snowmobile trucks/trailers and other activity-related vehicles to accommodate year-round recreational use.

H. Encourage alternative ways existing overhead utility lines throughout the town can be moved or put underground to maintain a more historic appearance.

I. Explore ways to evaluate the unbuilt areas of town and only allow development to occur where structures, roads and utility infrastructure can be built in concert with the existing terrains

J. Promote the safety and well-being of town by providing adequate emergency services

Implementation Strategies:

A.1 Implement a sourcewater protection plan by investigating ways to protect more land in the watershed area and eliminate the need for chlorination.

C.1 Identify funding sources for capital improvements.

F.1 Research and pursue grants to implement park improvements, including new plantings, park furnishings, signage and trail systems (FWP, etc.).

I.1 Improve the storm drainage system and provide streamside protection.

J.1 Seek advice on replatting the community in a manner that is consistent with geographic limitations.

K.1 Explore ways to improve fire protection service and the community's fire insurance ranking.

L.2 Explore ways to improve emergency medical services.

COMMUNITY DEVELOPMENT

Goal:

Establish design standards and land use patterns that support the population while preserving the identity and character of the community of Virginia City and its neighborhoods and minimize conflicts between adjacent land uses.

Objectives:

A. Maintain Virginia City's unique quality of life.

B. Maintain the distinctive look and friendly feeling of Virginia City's small-town rural atmosphere.

C. Encourage participation and volunteerism in community projects.

D. Encourage cooperation between government and citizens.

E. Encourage efforts to improve town facilities (i.e. town hall and gymnasium) for year-round use as community centers.

F. Encourage amendments to existing land use zoning to allow expanded use of existing and new residential housing stock.

G. Encourage development of a cooperative artisan/home-based business community.

H. Encourage on-going, long-term discussion of the community's future opportunities and threats.

Implementation Strategies:

A.1 Pursue state and federal grants to improve public facilities and develop compatible tourism-related industries, i.e. artisan workshop facility.

D.1 Implement a Memorandum of Understanding between the State of Montana's Heritage Commission and the local government of Virginia City that clearly outlines a process for communication and reporting between the Commission and the citizenry of Virginia City.

D.2 Continue working with onsite director at the Montana Heritage Commission to facilitate communication with the community. Initiate an informal town-sponsored annual community meeting to facilitate open discussion of the needs and concerns of the local residents.

F.1 Revise existing zoning regulations to clarify the types and kinds of residential and commercial land use activities that the community would like to encourage and those activities the community would like to discourage.

H.1 Review all existing ordinances and municipal codes to determine the relevancy, economic realities and overall community support and amend, enforce or repeal, if necessary.

ECONOMIC DEVELOPMENT

Goal:

Provide a growth policy that will accommodate growth and encourage a stable and diversified economy for the Town of Virginia City.

Objectives:

A. Protect and promote existing businesses and private commercial development within Virginia City.

B. Protect and promote the investment of all Montanans in Virginia City by protecting and promoting the state-owned historic buildings and the vendor-occupied facilities.

C. Encourage development in a pattern that will respect the natural resources and historic values of the Town of Virginia City and their contribution to the economic base, including tourism.

D. Designate locations that are especially suited for specific industrial/commercial development based on transportation access, public facilities, proximity to compatible land uses and topography.

E. Improve the tourism experience by installing directional and informational signage and improving the parking areas throughout the town.

F. Increase year round tourism by encouraging development of year-round lodging and food options and development of arts and crafts oriented home occupations.

G. Accommodate and support winter activities such as area snowmobiling and cross-country skiing as long as health, safety and the quality of life of the community's residents are not adversely affected.

H. Encourage commercial development that is consistent with the scale and historic character of the community, recognizing that this is a finite resource.

I. Discourage those commercial activities that will detract from the overall aesthetic and historic values of the community and surrounding environs.

J. Support activities of the Chamber of Commerce and other groups that encourage year round activities and special events, such as historic reenactments, dances and festivals.

K. Encourage and support development of educational facilities and/or programs with a focus on historic preservation and interpretation.

L. Encourage expansion of existing tourist/business season that would provide reliable additional employment opportunities for the local community.

M. Encourage the provisions of adequate housing for seasonal employees.

N. Encourage the quality of existing housing stock and new residential construction.

Implementation Strategies:

A.1 Encourage and participate in an economic development summit with private businesses, public entities and the local government to explore opportunities to sustain and diversify the local economy through business development projects (either expansion of existing businesses or new businesses).

B.1 Implement incentives to diversify and stabilize the local economy.

B.2 Pursue state, federal and private grants to assist property owners to improve public and private facilities, i.e. existing housing stock and new residential construction.

C.1 Restrict entryway corridors along the highway to incorporate types of businesses and architectural styles that will be compatible with the historic character of the town and consistent with highway grade limitations.

C.2 Research and implement extra-territorial zoning, as allowed by state law, in the one-mile area around Virginia City.

D.1 Continue to allow the variance and conditional use permits for home-based business definitions and regulations to diversify commercial activities and allow for some restricted commercial activities in residential areas, i.e. artist and artisan occupation, professional services.

H.1 If mining and logging operations in Alder Gulch should increase to the point that it negatively impacts town, then efforts should be made to reroute truck traffic away from the main streets of the town. Set up a cooperative group of mine owners/employees and town, county, and state officials to investigate feasibility of this objective.

M.1 Encourage the development and facilitate the provisions of alternatives for affordable housing, including single-room rental options, rehabilitation of existing substandard housing stock and new construction.

I.1 Explore ways to reroute commercial trucking away from the historic districts to maintain safety for downtown businesses, residents and visitors.

K.1 Research the availability of and promote the creation of an interactive electronic map/phone application that works as a tour guide and directs visitors through the community.

L.1 Work with the Montana Heritage Commission to establish a visitor services zoning district that could provide adequate car and RV parking, gas stations, restrooms and information outside of the original Wallace Street historic district.

L.2 Pursue ways for the city to assist with promoting local events, businesses and town activities.

TRANSPORTATION/TRAFFIC/CIRCULATION

Goal:

Develop transportation and circulation plans and services that will accommodate existing and future land uses throughout the community.

Objectives:

A. Encourage development that utilizes existing roads and minimizes the need for new roads within the Town of Virginia City.

B. Encourage development of parking areas for visitors convenient to main thoroughfares.

C. Explore development of a public shuttle to transport visitors from parking areas into town.

D. Encourage installation of historically compatible light fixtures to reduce street lighting costs, as well as minimize light pollution.

E. Encourage the maintenance and development of street patterns that reflect the historical character and physical realities of Virginia City.

F. Develop design and improvement standards for sidewalks, walkways, curbs and gutters.

G. Minimize the impact of commercial truck traffic through the historic commercial district.

Implementation Strategies:

A.1 Encourage leaving town streets in a graveled state; explore various maintenance options.

B.1 Research locations and funding for the creation of additional off-street parking lots.

C.1 Investigate the creation of informational technologies to benefit tourism.

D.1 Introduce a lighting ordinance to reduce lighting costs and light pollution by eliminating or replacing existing streetlight fixtures and shielding of private yard lights. Research and pursue grants to reduce the visual impact of streetlights and utility lines (i.e. CTEP); implement lighting improvement district to introduce old style streetlamps in the historic districts.

E.1 Research locations, design and funding for the installation of additional directional and informational signage within town limits and at various points along the transportation corridors leading to Virginia City.

G.1 Encourage the state DOT to investigate rerouting state highway.

G.2 Encourage governmental agencies to enforce speed limits throughout Virginia City with better signage and more frequent patrolling to create a safer main street.

Part III
ACTION
PLAN

Action items are specific to the implementation level, such as citing design review as an amendment to the zoning ordinances, or recommending a specific revision to the subdivision regulations.

To facilitate current and future planning efforts, this section summarizes the major planning goals and issues identified and discussed elsewhere in this document. For additional information, please refer to the specific sections of the Growth Policy, as indicated below. Items are presented in prioritized manner based on community input.

NATURAL RESOURCES (pages 33-34)

Goal:

Develop a growth policy that encourages the sustainable utilization, conservation and protection of scenic, agricultural, mineral, soil, timber, and water and wildlife resources.

- Maintain the quality and quantity of surface and groundwater resources.
  - Recognize the importance of our valuable clean water resources and take necessary steps to protect them including but not limited to: working with landowners, state agencies, implementing land use actions and encouraging the county to participate in the process.
- Create inventory of Town owned property with values and updated plat map to reflect current changes and geographic realities
- Implement the source water protection plan.
- Develop a surface water protection plan.

HISTORIC and CULTURAL PRESERVATION (pages 34-35)

Goal:

Establish a growth policy that encourages the preservation, protection, and interpretation of those historic and cultural resources that define the unique character and quality of Virginia City and the surrounding environs.

- Review and amend existing design review and land-use zoning ordinances to reflect the community's developing knowledge and experience with the permitting process and its future growth needs.

- Continue to provide and expand level of technical design services available to builders and homeowners through the design review process. Make these resources available online when available and feasible.
- Maintain and improve communication channels between the Town of Virginia City, Montana Heritage Commission, Virginia City Preservation Alliance and all interested and involved parties to protect and enhance the historic elements of Town.

PUBLIC FACILITIES & SERVICES (pages 35-36)

Goal:

Encourage cost-effective public services and facilities for all land uses and ensure that these services will promote and serve orderly and responsible development.

- In cooperation with State agencies, assure that adequate water, sewer, solid waste and wastewater facilities are available at a level commensurate with need and available resources, with a strong focus on future needs.
- Recognize the limitation of the Town of Virginia City's public water and sewer service and allow expansion of these systems only where service districts can be created or expanded on a cost-effective and capacity basis.
- Improve and maintain public facilities and services.
  - Public parks, trails and outdoor facilities
  - Town Hall
  - Visitor and community centers
  - Water supply and sewer treatment facilities
  - Emergency medical, fire and library services
  - Fire Hall

COMMUNITY DEVELOPMENT (pages 37-38)

Goal:

Establish design standards and land use patterns that support the population while preserving the identity and character of the community of Virginia City and its neighborhoods and minimize conflicts between adjacent land uses.

- Revise existing zoning regulations to clarify the types and kinds of residential and commercial land use activities that the community would like to encourage and those activities the community would like to discourage.
- Review all existing ordinances and municipal codes to determine the relevancy, economic realities and overall community support; amend or repeal, if necessary.

- Provide for and encourage open communication amongst all community members by implementing a Memorandum of Understanding between the State of Montana's Heritage Commission and the local government of Virginia City that clearly outlines a process for communication and reporting between the Commission and the citizenry of Virginia City.

ECONOMIC DEVELOPMENT (pages 38-40)

Goal:

Provide a growth policy that will accommodate growth and encourage a stable and diversified economy for the Town of Virginia City.

- Protect and promote existing businesses and private commercial development within Virginia City.
- Protect and promote the investment of all Montanans in Virginia City by protecting and promoting the state-owned historic buildings and the vendor-occupied facilities.
- Research the availability of and promote the creation of an interactive electronic map/phone application that works as a tour guide and directs visitors through the community.
- Diversify and stabilize the local economy by amending zoning to encourage appropriate home-based businesses and more flexible use of residential property.
- Improve the quality and quantity of seasonal and affordable housing.

TRANSPORTATION/TRAFFIC/CIRCULATION (pages 40-41)

Goal:

Develop transportation and circulation plans and services that will accommodate existing and future land uses throughout the community.

- Encourage development that utilizes existing roads and minimizes the need for new roads within the Town of Virginia City.
- Improve directional, informational and interpretive signage.
- Improve the location, function and design of street light fixtures to respect and enhance the town's historic character.
- Encourage governmental agencies to enforce speed limits throughout Virginia City with better signage and more frequent patrolling to create a safer main street.
- Investigate the creation of informational technologies to benefit tourism.

Part IV
SUBDIVISION REVIEW

The Subdivision and Platting Act requires that decisions regarding proposed subdivisions be made with respect to the criteria listed in Montana Code Annotated (MCA) 76-3-608 3(a). This section requires local governments to review a proposed subdivision's effect on "agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitats, and public health and safety for the purpose of subdivision review in the Town of Virginia City." These terms are defined as by the MCA as follows:

Agriculture (and Agricultural):

41.2.103 **MCA. Definitions**. As used in this section the following definitions apply:

(2.103.1) "Agriculture" means: (a) all aspects of farming, including the cultivation and tillage of soil; (b)(i) dairying; and (ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act (12 USC 1141j(g)); (c) the raising of livestock, bees, fur-bearing animals, or poultry; and (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

81-8-701, MCA. Definitions. Unless the context requires otherwise, in this part the following definitions apply:

(1) "Agricultural and food products" includes a horticultural, viticultural, dairy, livestock, poultry, bee, and other farm or garden product, fish or fishery product, and other foods.

Agricultural Water User Facilities - Those facilities, which provide water for agricultural land, as defined in 15-7-202, MCA, or which provide water for the production of agricultural products, as defined in 15-1-101, MCA including, but not limited to ditches, pipes and head gates.

Local Services - Any and all services or facilities that local government entities are authorized to provide.

Natural Environment - The physical conditions which exist within a given area including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

Wildlife – Living things, which are neither human nor domesticated.

Wildlife Habitat – Place or type of site where wildlife naturally lives and grows.

Public Health and Safety – A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or small class of persons.

The decision on whether to approve, conditionally approve or deny a request for a proposed subdivision will be based on an evaluation of the abovementioned criteria with an emphasis on the following considerations:

Agriculture – Type of agricultural operation including type of crop, 5-year average yield, irrigation method, acreages used for crops and livestock and the number of animal units. The impact on adjacent farm operations including spraying, fencing, and access will be considered. Prime farmland and lands necessary to sustain the operation will also be considered.

Agricultural Water User Facilities – Ditch easements, pipeline easements, head gates and maintenance access.

Local Services – Sewer systems, water systems, roads, electrical supply, telephone, natural gas, health services, ambulance availability, fire protection availability, solid waste disposal, schools, law enforcement and parks and recreation.

Natural Environment – Soil suitability and limitations, slope in disturbed areas, geologic formations, fault lines, proximity to surface water, storm water, floodplain. Groundwater, plant varieties and communities, weed proliferations, air quality, noise levels and historic features.

Wildlife and Wildlife Habitats – Major species of fish and wildlife using the area; important wildlife areas including big game range, waterfowl nesting areas, habitat for rare and endangered species and wetlands.

Public Health and Safety – Water quality, wastewater treatment, air quality, emergency services access, fire and flood hazards.

Part V
PUBLIC HEARING PROCEDURES

Public hearings on proposed subdivisions are conducted by the Virginia City Planning Board according to the following procedures:

(1) Planning Board Chairperson opens the public hearing.

(2) A summary of the subdivision application and staff report is presented by the Planning Staff.

(3) Subdivision applicant is given an opportunity to make comments.

(4) Planning Board members are given an opportunity to ask clarifying questions of the applicant and the Planning staff.

(5) Members of the public have an opportunity to make comments, either verbally or in written form. Written comments must be submitted prior to the end of the public hearing.

(6) Planning Board discussion takes place.

(7) If Planning Board is prepared to make a decision on the project, they vote to recommend project approval, project conditional approval or project denial.

(8) If Planning Board feels they need more information or time to consider the project before voting, or if the subdivision applicant desires to modify the project and bring back a revised proposal to the Planning Board, or if the public hearing has gone on for more than two hours and there are still citizens who have not had a chance to speak, the Planning Board may opt to extend the public hearing in accordance with the review time requirements outlines in state law.

(9) Once all public comments have been received within the allowable time frame, and once the Planning Board has taken its vote, the Planning Board Chairperson closes the public hearing.

Part VI
CAPITAL IMPROVEMENT PLAN

Overall Priority Ranking	Project Name	Project Cost	Funding Sources	Implementation Date
1	Update Watershed Protection Program	$25,000	DNRC	FY 14-16
2	Update Plat Map	$20,000	CDBG, DNRC	FY 15-17
3	Expand Parking for Tourist Traffic and RV's	$100,000-$400,000	Resort Tax Revenue, CTEP/TIIP, DOC	FY 15-19
4	Road Reconstruction as needed	$50,000	Gas Tax	FY 14-19
5	Replace/Remove Streetlights	$20,000	CTEP	FY 15-19
6	Stormwater Management System Design and Development	$50,000	CDBG Public Facilities Grant	FY 15-19
7	Implement Viewshed Protection Program	---	To be determined	FY 15-18
8	Improve Parks/Trail System	$40,000	FWP Grants	FY 14-17
10	Improve Signage throughout town	$10,000	To be determined	To be determined

SEWER FACILITIES

The town of Virginia City is currently being served by a pre-existing central collection and a recently replaced treatment system. The collection system was constructed in the early 1970s and consists of 2,400 lineal feet of outfall line to the lagoon and 19,300 lineal feet of laterals and collectors. The entire collection system is constructed of 8-inch diameter PVC pipe and is in good to fair condition. The collection system includes 75 manholes. The entire system flows by gravity to a single, new lift station, whereupon wastewater is pumped through a force main to the lagoons that were built in 2003.

Collection Structural Condition: In 2000 an inspection took place finding only minimal repairs needed to the system, which is still well within its expected lifespan.

Sewer Pipe Flow Capacity: The entire collection system is 8" pipe at minimum or steeper grade. The capacity of this pipe is 250 to 350 gpm, which is well over the peak hourly hydraulic flow of 190 gpm that is projected for city demands over the next 20 years.

Collection System Maintenance: The collection system experiences very few plugging and other ongoing maintenance problems. One fifth of the collection system is cleaned each year. This program has expanded to include TV inspection of a few pipe sections each year to develop a database of the condition and performance of the collection system and to identify any major problems before failure.

Sewer Treatment Facilities: The treatment system originally consisted of two treatment ponds followed by one large infiltration pond for effluent disposal to the groundwater. The original treatment system was undersized for the flows being experienced and did not discharge into the infiltration pond due to excessive leakage of the two facultative ponds. This treatment system needed to be replaced.

Construction of a new wastewater treatment plant concluded in August of 2004. The new facilities include a gravity outfall line from the existing lagoons to Nevada City, a gravity collection system within Nevada City and a new sewage lift station which pumps raw wastewater to a new primary facultative pond. The primary pond discharges by gravity to a secondary storage pond. The secondary storage pond will store wastewater during winter months until the water can be irrigated in the summer. Wastewater from the storage pond will be pumped to the irrigation site. The irrigation site uses an irrigation pivot to spray irrigate a 19-acre area.

Recommended sewer system capital improvements: both the existing collection and treatment system are in good condition; however, flow contributions in the Cover Street area should be addressed. One fifth of the sewer collection system should be cleaned every year and a few blocks TV inspected each year. The current O&M budget includes funds for this cleaning and TV inspection.

WATER FACILITIES

The town of Virginia City water supply consists of one 500,000 gallon steel tank for water storage and approximately 22,000 lineal feet of water main ranging in size from 2 inches in diameter to 12 inches in diameter. The distribution system also consists of approximately 50 gate valves, 26 – 6 inch diameter fire hydrants and 4 – 2 inch diameter fire hydrants and two

pressure-reducing stations. Five new fire hydrants were installed in the historic district in 1995 to aid in protection of this valuable area.

Recommended Water System Capital Improvements

- Fund an updated Source Water Protection Plan and work to incorporate it into the county's growth policy.
- Conduct leak detection studies and identify possible excessive water usage.
- Continue program of testing and exercising water valves and hydrants and replacing as needed.
- Consider investigating an additional spring water source or well to meet future demands.
- Maintenance shop.

STREETS & TRANSPORTATION

Streets in town, with the exception of the highway, are dirt and gravel. Several streets including South Edgar and South Fairweather Streets are very steep and must be barricaded in the winter when snow and ice can make the streets unsafe. The steep grades can also result in excessive runoff and erosion during precipitation events, as is witnessed each spring along Wallace Street at the base of South Broadway and South Van Buren Streets. Another on-going road maintenance concern is related to high ground water levels along West Cover Street as it parallels Daylight Creek. These saturated solid conditions have resulted in poor stability of the road surface and yearly maintenance needs.

A few streets are not located in the proper public right of way, but have a long history of use where they are at. Parking during the summer months is insufficient and the community can become quite congested. Some additional parking, especially for RV's, has been developed between the Depot and new Curatorial Center. The Town encourages off street parking to mitigate impacts to the historical feel of community and enhance the visitor's experience. A vacant lot is currently used in downtown for parking, but is privately owned and not ensured to be used as parking in the future. Parking around the Courthouse is inadequate for year round use.

Recommended Street and Transportation Capital Improvements:

- Ongoing maintenance of streets within current maintenance budget.
- Limited street reconstruction in the future to address grade/stability concerns.
- More parking space around the Courthouse.

- More parking for tourists, RVs and winter recreationalists.
- Develop public transportation from parking areas consistent with the character of the area.
- Prepare storm water management plan to reduce erosion and improve water quality impacts associated with storm water runoff.
- Improve signage.

PARKS & RECREATION

City owned parks within the community include one developed park and a separate ballpark. The developed park, Pace Memorial City Park, has tennis courts, a playground, barbecue, picnic tables, horseshoe pits, and ice skating rink and warming hut with restroom facilities.

Recommended Parks and Recreation Capital Improvements:

- Develop community trail system connecting major community features.
- Improve tourist signage.
- Develop a digital application to guide tourists through town.

TOWN OWNED BUILDINGS

The Town owns two fire hall buildings and a community center complete with public restrooms. The Town offices are currently housed in the 2nd story of the fire hall.

Recommended Building Capital Improvements:

- Improvements to the Community Hall (refinish floors).
- Addition to fire hall.

LIGHTING

Current lighting costs are high and result in some light pollution. Street lights in historic district are not consistent with the historic characteristic of community. The modern lights also prevent the town from capitalizing on valuable opportunities such as movies being filmed in the historic setting.

Recommended Lighting Capital Improvements:

- Develop a lighting plan to specify criteria for removal/replacement of unnecessary light fixtures.
- Encourage shielding of private yard lights.

- Develop lighting district to install old style lights within historic district.

Part VII
TIMELINE

Review of the Growth Policy will occur as a minimum five-year interval under current conditions. Review will also be mandatory under any of the following circumstances:

Population growth exceeds 10% in any 12-month period; or
Significant increase in site zoning permits; or
Sale of major landholdings (e.g. transfer of State property); or
Consideration of casino-style gaming.

Part VIII
PLANNING COORDINATION

Subdivision development proposals in Virginia City must be reviewed and approved by the governing board, the Town Council.

The adoption of local subdivision regulations shall include the requirement of the submittal of several sets of copies of materials (number to be determined) describing the subdivision proposal in Virginia City to the Madison County Planner at the beginning of the subdivision review process. Affected agencies can then be informed of the nature and extent of the subdivision proposal and the timeline for comments. Public agencies for Madison County that should receive notification of a subdivision in Virginia City should include the County Floodplain Administrator, County Sanitarian, County Road Department, School Superintendent, Weed District Supervisor and other interested public entities. Review by the county planning Board promotes a shared awareness and cooperation in planning activities occurring in Madison County and the Virginia City jurisdiction. Final decision regarding subdivisions in Virginia City will reflect those goals, objectives and implementation strategies as outlined in the Growth Policy and will be made with due consideration of comments received from county officials.

APPENDIX A

U.S CENSUS BUREAU TABLES
2010

DP-1-Geography-Virginia City town, Montana: Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/dpsf.pdf.

Subject	Number	Percent
SEX AND AGE		
Total population	190	100.0
Under 5 years	10	5.3
5 to 9 years	9	4.7
10 to 14 years	8	4.2
15 to 19 years	4	2.1
20 to 24 years	5	2.6
25 to 29 years	9	4.7
30 to 34 years	9	4.7
35 to 39 years	14	7.4
40 to 44 years	12	6.3
45 to 49 years	11	5.8
50 to 54 years	18	9.5
55 to 59 years	21	11.1
60 to 64 years	25	13.2
65 to 69 years	10	5.3
70 to 74 years	11	5.8
75 to 79 years	10	5.3
80 to 84 years	4	2.1
85 years and over	0	0.0
Median age (years)	51.3	(X)
16 years and over	162	85.3
18 years and over	161	84.7
21 years and over	159	83.7
62 years and over	49	25.8
65 years and over	35	18.4
Male population	94	49.5
Under 5 years	6	3.2
5 to 9 years	6	3.2
10 to 14 years	4	2.1
15 to 19 years	1	0.5
20 to 24 years	2	1.1
25 to 29 years	4	2.1
30 to 34 years	3	1.6
35 to 39 years	5	2.6
40 to 44 years	5	2.6
45 to 49 years	5	2.6
50 to 54 years	7	3.7
55 to 59 years	13	6.8
60 to 64 years	14	7.4
65 to 69 years	8	4.2
70 to 74 years	5	2.6
75 to 79 years	4	2.1
80 to 84 years	2	1.1
85 years and over	0	0.0
Median age (years)	54.7	(X)
16 years and over	78	41.1
18 years and over	78	41.1
21 years and over	77	40.5
62 years and over	25	13.2

65 years and over	19	10.0
Female population	96	50.5
Under 5 years	4	2.1
5 to 9 years	3	1.6
10 to 14 years	4	2.1
15 to 19 years	3	1.6
20 to 24 years	3	1.6
25 to 29 years	5	2.6
30 to 34 years	6	3.2
35 to 39 years	9	4.7
40 to 44 years	7	3.7
45 to 49 years	6	3.2
50 to 54 years	11	5.8
55 to 59 years	8	4.2
60 to 64 years	11	5.8
65 to 69 years	2	1.1
70 to 74 years	6	3.2
75 to 79 years	6	3.2
80 to 84 years	2	1.1
85 years and over	0	0.0
Median age (years)	48.7	(X)
16 years and over	84	44.2
18 years and over	83	43.7
21 years and over	82	43.2
62 years and over	24	12.6
65 years and over	16	8.4
RACE		
Total population	190	100.0
One Race	176	92.6
White	174	91.6
Black or African American	0	0.0
American Indian and Alaska Native	0	0.0
Asian	1	0.5
Asian Indian	1	0.5
Chinese	0	0.0
Filipino	0	0.0
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	1	0.5
Two or More Races	14	7.4
White; American Indian and Alaska	12	6.3
White; Asian [3]	0	0.0
White; Black or African American [3]	0	0.0
White; Some Other Race [3]	2	1.1
Race alone or in combination with one		
White	188	98.9
Black or African American	0	0.0
American Indian and Alaska Native	12	6.3
Asian	1	0.5
Native Hawaiian and Other Pacific	0	0.0
Some Other Race	3	1.6

HISPANIC OR LATINO		
Total population	190	100.0
Hispanic or Latino (of any race)	3	1.6
Mexican	3	1.6
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino [5]	0	0.0
Not Hispanic or Latino	187	98.4
HISPANIC OR LATINO AND RACE		
Total population	190	100.0
Hispanic or Latino	3	1.6
White alone	0	0.0
Black or African American alone	0	0.0
American Indian and Alaska Native	0	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific	0	0.0
Some Other Race alone	1	0.5
Two or More Races	2	1.1
Not Hispanic or Latino	187	98.4
White alone	174	91.6
Black or African American alone	0	0.0
American Indian and Alaska Native	0	0.0
Asian alone	1	0.5
Native Hawaiian and Other Pacific	0	0.0
Some Other Race alone	0	0.0
Two or More Races	12	6.3
RELATIONSHIP		
Total population	190	100.0
In households	190	100.0
Householder	102	53.7
Spouse [6]	41	21.6
Child	34	17.9
Own child under 18 years	27	14.2
Other relatives	7	3.7
Under 18 years	2	1.1
65 years and over	2	1.1
Nonrelatives	6	3.2
Under 18 years	0	0.0
65 years and over	0	0.0
Unmarried partner	2	1.1
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	102	100.0
Family households (families) [7]	55	53.9
With own children under 18 years	17	16.7
Husband-wife family	41	40.2
With own children under 18 years	10	9.8
Male householder, no wife present	4	3.9
With own children under 18 years	2	2.0
Female householder, no husband	10	9.8
With own children under 18 years	5	4.9
Nonfamily households [7]	47	46.1
Householder living alone	43	42.2

Male	23	22.5
65 years and over	7	6.9
Female	20	19.6
65 years and over	5	4.9
Households with individuals under 18	18	17.6
Households with individuals 65 years	28	27.5
Average household size	1.86	(X)
Average family size [7]	2.49	(X)
HOUSING OCCUPANCY		
Total housing units	171	100.0
Occupied housing units	102	59.6
Vacant housing units	69	40.4
For rent	2	1.2
Rented, not occupied	0	0.0
For sale only	1	0.6
Sold, not occupied	6	3.5
For seasonal, recreational, or	52	30.4
All other vacants	8	4.7
Homeowner vacancy rate (percent) [8]	1.1	(X)
Rental vacancy rate (percent) [9]	8.3	(X)
HOUSING TENURE		
Occupied housing units	102	100.0
Owner-occupied housing units	80	78.4
Population in owner-occupied	150	(X)
Average household size of owner-	1.88	(X)
Renter-occupied housing units	22	21.6
Population in renter-occupied	40	(X)
Average household size of renter-	1.82	(X)

X Not applicable.
[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in onfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is

computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010

DP02: SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES
2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Virginia City town, Montana			
	Estimate	Margin of	Percent	Percent
HOUSEHOLDS BY TYPE				
Total households	111	+/-32	111	(X)
Family households (families)	66	+/-25	59.5%	+/-15.7
With own children under 18 years	7	+/-7	6.3%	+/-6.8
Married-couple family	58	+/-23	52.3%	+/-15.6
With own children under 18 years	3	+/-6	2.7%	+/-5.6
Male householder, no wife present,	4	+/-9	3.6%	+/-8.0
With own children under 18 years	0	+/-10	0.0%	+/-20.0
Female householder, no husband	4	+/-4	3.6%	+/-4.0
With own children under 18 years	4	+/-4	3.6%	+/-4.0
Nonfamily households	45	+/-22	40.5%	+/-15.7
Householder living alone	39	+/-21	35.1%	+/-16.3
65 years and over	9	+/-10	8.1%	+/-8.4
Households with one or more people	7	+/-7	6.3%	+/-6.8
Households with one or more people 65	36	+/-18	32.4%	+/-13.9
Average household size	1.68	+/-0.31	(X)	(X)
Average family size	2.11	+/-0.45	(X)	(X)
RELATIONSHIP				
Population in households	187	+/-55	187	(X)
Householder	111	+/-32	59.4%	+/-10.6
Spouse	47	+/-20	25.1%	+/-8.7
Child	24	+/-24	12.8%	+/-11.0
Other relatives	2	+/-6	1.1%	+/-3.4
Nonrelatives	3	+/-6	1.6%	+/-3.0
Unmarried partner	3	+/-6	1.6%	+/-3.0
MARITAL STATUS				
Males 15 years and over	98	+/-30	98	(X)
Never married	17	+/-15	17.3%	+/-13.5
Now married, except separated	63	+/-24	64.3%	+/-16.4
Separated	0	+/-10	0.0%	+/-22.3
Widowed	0	+/-10	0.0%	+/-22.3
Divorced	18	+/-14	18.4%	+/-14.0
Females 15 years and over	84	+/-27	84	(X)
Never married	20	+/-14	23.8%	+/-13.6
Now married, except separated	49	+/-21	58.3%	+/-19.0
Separated	1	+/-3	1.2%	+/-3.7
Widowed	4	+/-8	4.8%	+/-9.4
Divorced	10	+/-9	11.9%	+/-10.9
FERTILITY				
Number of women 15 to 50 years old	0	+/-10	0	(X)

Unmarried women (widowed, divorced,	0	+/-10	-	**
Per 1,000 unmarried women	0	+/-650	(X)	(X)
Per 1,000 women 15 to 50 years old	0	+/-460	(X)	(X)
Per 1,000 women 15 to 19 years old	0	+/-1,000	(X)	(X)
Per 1,000 women 20 to 34 years old	0	+/-695	(X)	(X)
Per 1,000 women 35 to 50 years old	0	+/-751	(X)	(X)
GRANDPARENTS				
Number of grandparents living with	0	+/-10	0	(X)
Responsible for grandchildren	0	+/-10	-	**
Years responsible for grandchildren				
Less than 1 year	0	+/-10	-	**
1 or 2 years	0	+/-10	-	**
3 or 4 years	0	+/-10	-	**
5 or more years	0	+/-10	-	**
Number of grandparents responsible	0	+/-10	0	(X)
Who are female	0	+/-10	-	**
Who are married	0	+/-10	-	**
SCHOOL ENROLLMENT				
Population 3 years and over enrolled	18	+/-18	18	(X)
Nursery school, preschool	0	+/-10	0.0%	+/-61.3
Kindergarten	0	+/-10	0.0%	+/-61.3
Elementary school (grades 1-8)	7	+/-7	38.9%	+/-40.5
High school (grades 9-12)	9	+/-15	50.0%	+/-49.9
College or graduate school	2	+/-4	11.1%	+/-29.5
EDUCATIONAL ATTAINMENT				
Population 25 years and over	153	+/-43	153	(X)
Less than 9th grade	5	+/-5	3.3%	+/-3.7
9th to 12th grade, no diploma	2	+/-3	1.3%	+/-2.2
High school graduate (includes	32	+/-17	20.9%	+/-10.8
Some college, no degree	33	+/-17	21.6%	+/-9.6
Associate's degree	19	+/-13	12.4%	+/-7.9
Bachelor's degree	34	+/-21	22.2%	+/-11.6
Graduate or professional degree	28	+/-19	18.3%	+/-10.8
Percent high school graduate or higher	(X)	(X)	95.4%	+/-3.7
Percent bachelor's degree or higher	(X)	(X)	40.5%	+/-12.7
VETERAN STATUS				
Civilian population 18 years and over	175	+/-48	175	(X)
Civilian veterans	36	+/-19	20.6%	+/-10.6
DISABILITY STATUS OF THE CIVILIAN				
Total Civilian Noninstitutionalized	200	+/-57	200	(X)
With a disability	31	+/-15	15.5%	+/-7.9
Under 18 years	25	+/-24	25	(X)
With a disability	0	+/-10	0.0%	+/-52.0
18 to 64 years	135	+/-47	135	(X)
With a disability	21	+/-14	15.6%	+/-10.8
65 years and over	40	+/-22	40	(X)
With a disability	10	+/-7	25.0%	+/-19.1
RESIDENCE 1 YEAR AGO				
Population 1 year and over	200	+/-57	200	(X)
Same house	138	+/-48	69.0%	+/-15.7
Different house in the U.S.	58	+/-37	29.0%	+/-16.3
Same county	8	+/-10	4.0%	+/-4.8
Different county	50	+/-36	25.0%	+/-15.4

Same state	13	+/-16	6.5%	+/-8.2
Different state	37	+/-30	18.5%	+/-13.3
Abroad	4	+/-8	2.0%	+/-3.8
PLACE OF BIRTH				
Total population	200	+/-57	200	(X)
Native	189	+/-54	94.5%	+/-5.1
Born in United States	189	+/-54	94.5%	+/-5.1
State of residence	64	+/-30	32.0%	+/-12.3
Different state	125	+/-44	62.5%	+/-13.1
Born in Puerto Rico, U.S. Island areas,	0	+/-10	0.0%	+/-11.7
Foreign born	11	+/-11	5.5%	+/-5.1
U.S. CITIZENSHIP STATUS				
Foreign-born population	11	+/-11	11	(X)
Naturalized U.S. citizen	4	+/-8	36.4%	+/-63.6
Not a U.S. citizen	7	+/-9	63.6%	+/-63.6
YEAR OF ENTRY				
Population born outside the United	11	+/-11	11	(X)
Native	0	+/-10	0	(X)
Entered 2010 or later	0	+/-10	-	**
Entered before 2010	0	+/-10	-	**
Foreign born	11	+/-11	11	(X)
Entered 2010 or later	0	+/-10	0.0%	+/-78.4
Entered before 2010	11	+/-11	100.0%	+/-78.4
WORLD REGION OF BIRTH OF				
Foreign-born population, excluding	11	+/-11	11	(X)
Europe	4	+/-6	36.4%	+/-52.1
Asia	0	+/-10	0.0%	+/-78.4
Africa	4	+/-8	36.4%	+/-63.6
Oceania	0	+/-10	0.0%	+/-78.4
Latin America	0	+/-10	0.0%	+/-78.4
Northern America	3	+/-7	27.3%	+/-59.9
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	189	+/-51	189	(X)
English only	182	+/-50	96.3%	+/-4.5
Language other than English	7	+/-9	3.7%	+/-4.5
Speak English less than "very well"	0	+/-10	0.0%	+/-12.4
Spanish	4	+/-6	2.1%	+/-2.9
Speak English less than "very well"	0	+/-10	0.0%	+/-12.4
Other Indo-European languages	3	+/-7	1.6%	+/-3.8
Speak English less than "very well"	0	+/-10	0.0%	+/-12.4
Asian and Pacific Islander languages	0	+/-10	0.0%	+/-12.4
Speak English less than "very well"	0	+/-10	0.0%	+/-12.4
Other languages	0	+/-10	0.0%	+/-12.4
Speak English less than "very well"	0	+/-10	0.0%	+/-12.4
ANCESTRY				
Total population	200	+/-57	200	(X)
American	14	+/-13	7.0%	+/-5.8
Arab	0	+/-10	0.0%	+/-11.7
Czech	0	+/-10	0.0%	+/-11.7
Danish	1	+/-2	0.5%	+/-1.2
Dutch	2	+/-3	1.0%	+/-1.6
English	45	+/-24	22.5%	+/-11.1
French (except Basque)	6	+/-9	3.0%	+/-4.7
French Canadian	0	+/-10	0.0%	+/-11.7
German	48	+/-26	24.0%	+/-11.6
Greek	0	+/-10	0.0%	+/-11.7

Hungarian	0	+/-10	0.0%	+/-11.7
Irish	27	+/-18	13.5%	+/-8.1
Italian	9	+/-10	4.5%	+/-4.8
Lithuanian	0	+/-10	0.0%	+/-11.7
Norwegian	1	+/-2	0.5%	+/-1.3
Polish	5	+/-8	2.5%	+/-3.8
Portuguese	0	+/-10	0.0%	+/-11.7
Russian	11	+/-11	5.5%	+/-5.6
Scotch-Irish	16	+/-17	8.0%	+/-7.6
Scottish	18	+/-16	9.0%	+/-7.6
Slovak	0	+/-10	0.0%	+/-11.7
Subsaharan African	0	+/-10	0.0%	+/-11.7
Swedish	0	+/-10	0.0%	+/-11.7
Swiss	7	+/-8	3.5%	+/-3.9
Ukrainian	0	+/-10	0.0%	+/-11.7
Welsh	11	+/-12	5.5%	+/-5.5
West Indian (excluding Hispanic origin	0	+/-10	0.0%	+/-11.7

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Fertility data are not available for certain geographic areas due to problems with data collection. See Errata Note #92 for details.

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

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8. An '(X)' means that the estimate is not applicable or not available.

DP03: SELECTED ECONOMIC CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

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Subject	Virginia City town, Montana			
	Estimate	Margin of	Percent	Percent
EMPLOYMENT STATUS				
Population 16 years and over	182	+/-49	182	(X)
In labor force	126	+/-47	69.2%	+/-12.4
Civilian labor force	126	+/-47	69.2%	+/-12.4
Employed	115	+/-45	63.2%	+/-12.8
Unemployed	11	+/-10	6.0%	+/-5.1
Armed Forces	0	+/-10	0.0%	+/-12.8
Not in labor force	56	+/-23	30.8%	+/-12.4
Civilian labor force	126	+/-47	126	(X)
Percent Unemployed	(X)	(X)	8.7%	+/-7.2
Females 16 years and over	84	+/-27	84	(X)
In labor force	53	+/-24	63.1%	+/-15.9
Civilian labor force	53	+/-24	63.1%	+/-15.9
Employed	48	+/-23	57.1%	+/-16.4
Own children under 6 years	11	+/-15	11	(X)
All parents in family in labor force	11	+/-15	100.0%	+/-78.4
Own children 6 to 17 years	11	+/-11	11	(X)
All parents in family in labor force	11	+/-11	100.0%	+/-78.4
COMMUTING TO WORK				
Workers 16 years and over	115	+/-45	115	(X)
Car, truck, or van -- drove alone	51	+/-32	44.3%	+/-20.6
Car, truck, or van -- carpooled	5	+/-8	4.3%	+/-6.2
Public transportation (excluding taxicab)	0	+/-10	0.0%	+/-19.4
Walked	25	+/-26	21.7%	+/-21.3
Other means	3	+/-5	2.6%	+/-4.2
Worked at home	31	+/-22	27.0%	+/-16.4
Mean travel time to work (minutes)	11.1	+/-6.6	(X)	(X)
OCCUPATION				
Civilian employed population 16 years	115	+/-45	115	(X)
Management, business, science, and	59	+/-32	51.3%	+/-21.5
Service occupations	9	+/-11	7.8%	+/-8.8
Sales and office occupations	26	+/-22	22.6%	+/-16.4
Natural resources, construction, and	16	+/-16	13.9%	+/-11.9

Production, transportation, and material	5	+/-5	4.3%	+/-4.5
INDUSTRY				
Civilian employed population 16 years	115	+/-45	115	(X)
Agriculture, forestry, fishing and	4	+/-6	3.5%	+/-5.0
Construction	10	+/-13	8.7%	+/-10.7
Manufacturing	0	+/-10	0.0%	+/-19.4
Wholesale trade	4	+/-8	3.5%	+/-6.4
Retail trade	24	+/-23	20.9%	+/-17.9
Transportation and warehousing, and	4	+/-6	3.5%	+/-4.9
Information	2	+/-3	1.7%	+/-2.8
Finance and insurance, and real estate	1	+/-2	0.9%	+/-2.1
Professional, scientific, and	22	+/-26	19.1%	+/-21.2
Educational services, and health care	9	+/-10	7.8%	+/-8.0
Arts, entertainment, and recreation, and	26	+/-19	22.6%	+/-15.2
Other services, except public	8	+/-10	7.0%	+/-8.2
Public administration	1	+/-3	0.9%	+/-3.0
CLASS OF WORKER				
Civilian employed population 16 years	115	+/-45	115	(X)
Private wage and salary workers	69	+/-40	60.0%	+/-18.4
Government workers	18	+/-16	15.7%	+/-14.1
Self-employed in own not incorporated	28	+/-18	24.3%	+/-14.0
Unpaid family workers	0	+/-10	0.0%	+/-19.4
INCOME AND BENEFITS (IN 2012				
Total households	111	+/-32	111	(X)
Less than $10,000	13	+/-11	11.7%	+/-9.2
$10,000 to $14,999	2	+/-3	1.8%	+/-3.0
$15,000 to $24,999	17	+/-14	15.3%	+/-13.2
$25,000 to $34,999	16	+/-16	14.4%	+/-14.1
$35,000 to $49,999	17	+/-12	15.3%	+/-11.1
$50,000 to $74,999	28	+/-20	25.2%	+/-15.8
$75,000 to $99,999	18	+/-18	16.2%	+/-14.6
$100,000 to $149,999	0	+/-10	0.0%	+/-20.0
$150,000 to $199,999	0	+/-10	0.0%	+/-20.0
$200,000 or more	0	+/-10	0.0%	+/-20.0
Median household income (dollars)	41,250	+/-15,511	(X)	(X)
Mean household income (dollars)	43,140	+/-9,777	(X)	(X)
With earnings	99	+/-33	89.2%	+/-8.3
Mean earnings (dollars)	36,661	+/-8,679	(X)	(X)
With Social Security	47	+/-21	42.3%	+/-16.1
Mean Social Security income (dollars)	13,777	+/-3,748	(X)	(X)
With retirement income	26	+/-16	23.4%	+/-12.7
Mean retirement income (dollars)	9,308	+/-4,949	(X)	(X)
With Supplemental Security Income	0	+/-10	0.0%	+/-20.0
Mean Supplemental Security Income	-	**	(X)	(X)
With cash public assistance income	2	+/-4	1.8%	+/-3.6
Mean cash public assistance income	1,350	+/-92	(X)	(X)
With Food Stamp/SNAP benefits in the	7	+/-8	6.3%	+/-6.8
Families	66	+/-25	66	(X)
Less than $10,000	0	+/-10	0.0%	+/-30.5
$10,000 to $14,999	0	+/-10	0.0%	+/-30.5
$15,000 to $24,999	10	+/-9	15.2%	+/-14.6
$25,000 to $34,999	8	+/-9	12.1%	+/-13.0
$35,000 to $49,999	14	+/-11	21.2%	+/-16.7
$50,000 to $74,999	23	+/-18	34.8%	+/-22.9
$75,000 to $99,999	11	+/-14	16.7%	+/-18.0
$100,000 to $149,999	0	+/-10	0.0%	+/-30.5
$150,000 to $199,999	0	+/-10	0.0%	+/-30.5
$200,000 or more	0	+/-10	0.0%	+/-30.5

Median family income (dollars)	50,208	+/-9,552	(X)	(X)
Mean family income (dollars)	50,185	+/-10,485	(X)	(X)
Per capita income (dollars)	22,289	+/-6,522	(X)	(X)
Nonfamily households	45	+/-22	45	(X)
Median nonfamily income (dollars)	27,656	+/-24,546	(X)	(X)
Mean nonfamily income (dollars)	32,809	+/-18,614	(X)	(X)
Median earnings for workers (dollars)	19,239	+/-3,912	(X)	(X)
Median earnings for male full-time, year-	35,893	+/-16,352	(X)	(X)
Median earnings for female full-time,	37,857	+/-25,679	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	200	+/-57	200	(X)
With health insurance coverage	136	+/-45	68.0%	+/-14.8
With private health insurance	82	+/-36	41.0%	+/-16.0
With public coverage	87	+/-36	43.5%	+/-14.6
No health insurance coverage	64	+/-36	32.0%	+/-14.8
Civilian noninstitutionalized population	25	+/-24	25	(X)
No health insurance coverage	0	+/-10	0.0%	+/-52.0
Civilian noninstitutionalized population	135	+/-47	135	(X)
In labor force:	112	+/-46	112	(X)
Employed:	102	+/-44	102	(X)
With health insurance coverage	53	+/-31	52.0%	+/-23.8
With private health insurance	50	+/-31	49.0%	+/-23.3
With public coverage	15	+/-16	14.7%	+/-14.5
No health insurance coverage	49	+/-34	48.0%	+/-23.8
Unemployed:	10	+/-8	10	(X)
With health insurance coverage	7	+/-6	70.0%	+/-43.5
With private health insurance	0	+/-10	0.0%	+/-82.3
With public coverage	7	+/-6	70.0%	+/-43.5
No health insurance coverage	3	+/-5	30.0%	+/-43.5
Not in labor force:	23	+/-13	23	(X)
With health insurance coverage	11	+/-10	47.8%	+/-36.2
With private health insurance	10	+/-10	43.5%	+/-34.6
With public coverage	1	+/-3	4.3%	+/-14.8
No health insurance coverage	12	+/-11	52.2%	+/-36.2
PERCENTAGE OF FAMILIES AND				
All families	(X)	(X)	7.6%	+/-11.3
With related children under 18 years	(X)	(X)	71.4%	+/-51.5
With related children under 5 years	(X)	(X)	-	**
Married couple families	(X)	(X)	5.2%	+/-10.7
With related children under 18 years	(X)	(X)	100.0%	+/-100.0
With related children under 5 years	(X)	(X)	-	**
Families with female householder, no	(X)	(X)	50.0%	+/-50.0
With related children under 18 years	(X)	(X)	50.0%	+/-50.0
With related children under 5 years	(X)	(X)	-	**
All people	(X)	(X)	25.5%	+/-13.8
Under 18 years	(X)	(X)	96.0%	+/-10.1
Related children under 18 years	(X)	(X)	95.5%	+/-12.0
Related children under 5 years	(X)	(X)	100.0%	+/-78.4
Related children 5 to 17 years	(X)	(X)	90.9%	+/-22.7
18 years and over	(X)	(X)	15.4%	+/-8.6
18 to 64 years	(X)	(X)	20.0%	+/-11.2
65 years and over	(X)	(X)	0.0%	+/-41.1
People in families	(X)	(X)	20.9%	+/-18.3
Unrelated individuals 15 years and over	(X)	(X)	36.1%	+/-22.3

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There were changes in the edit between 2009 and 2010 regarding Supplemental Security Income (SSI) and Social Security. The changes in the edit loosened restrictions on disability requirements for receipt of SSI resulting in an increase in the total number of SSI recipients in the American Community Survey. The changes also loosened restrictions on possible reported monthly amounts in Social Security income resulting in higher Social Security aggregate amounts. These results more closely match administrative counts compiled by the Social Security Administration.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

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DP04: SELECTED HOUSING CHARACTERISTICS
2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Virginia City town, Montana			
	Estimate	Margin of	Percent	Percent
HOUSING OCCUPANCY				
Total housing units	182	+/-37	182	(X)
Occupied housing units	111	+/-32	61.0%	+/-11.2
Vacant housing units	71	+/-23	39.0%	+/-11.2
Homeowner vacancy rate	0.0	+/-27.4	(X)	(X)
Rental vacancy rate	0.0	+/-38.3	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	182	+/-37	182	(X)
1-unit, detached	168	+/-37	92.3%	+/-6.2
1-unit, attached	0	+/-10	0.0%	+/-12.8
2 units	0	+/-10	0.0%	+/-12.8
3 or 4 units	0	+/-10	0.0%	+/-12.8
5 to 9 units	4	+/-6	2.2%	+/-3.2
10 to 19 units	0	+/-10	0.0%	+/-12.8
20 or more units	0	+/-10	0.0%	+/-12.8
Mobile home	10	+/-10	5.5%	+/-5.4
Boat, RV, van, etc.	0	+/-10	0.0%	+/-12.8
YEAR STRUCTURE BUILT				
Total housing units	182	+/-37	182	(X)
Built 2010 or later	0	+/-10	0.0%	+/-12.8
Built 2000 to 2009	9	+/-8	4.9%	+/-4.4
Built 1990 to 1999	16	+/-12	8.8%	+/-6.6
Built 1980 to 1989	7	+/-11	3.8%	+/-6.3
Built 1970 to 1979	14	+/-12	7.7%	+/-6.6
Built 1960 to 1969	1	+/-3	0.5%	+/-1.9
Built 1950 to 1959	3	+/-4	1.6%	+/-2.3
Built 1940 to 1949	3	+/-5	1.6%	+/-2.7
Built 1939 or earlier	129	+/-37	70.9%	+/-11.2
ROOMS				
Total housing units	182	+/-37	182	(X)
1 room	14	+/-12	7.7%	+/-6.5
2 rooms	9	+/-9	4.9%	+/-4.9
3 rooms	18	+/-13	9.9%	+/-6.8
4 rooms	42	+/-21	23.1%	+/-10.3
5 rooms	50	+/-23	27.5%	+/-11.9
6 rooms	14	+/-11	7.7%	+/-6.2
7 rooms	14	+/-12	7.7%	+/-6.6
8 rooms	9	+/-9	4.9%	+/-5.1
9 rooms or more	12	+/-12	6.6%	+/-6.4
Median rooms	4.7	+/-0.4	(X)	(X)
BEDROOMS				
Total housing units	182	+/-37	182	(X)
No bedroom	19	+/-14	10.4%	+/-7.2
1 bedroom	20	+/-15	11.0%	+/-8.1
2 bedrooms	74	+/-29	40.7%	+/-13.4
3 bedrooms	47	+/-21	25.8%	+/-10.9
4 bedrooms	14	+/-12	7.7%	+/-6.7

5 or more bedrooms	8	+/-8	4.4%	+/-4.4
HOUSING TENURE				
Occupied housing units	111	+/-32	111	(X)
Owner-occupied	72	+/-29	64.9%	+/-16.6
Renter-occupied	39	+/-21	35.1%	+/-16.6
Average household size of owner-	1.58	+/-0.30	(X)	(X)
Average household size of renter-	1.87	+/-0.65	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO				
Occupied housing units	111	+/-32	111	(X)
Moved in 2010 or later	20	+/-15	18.0%	+/-12.5
Moved in 2000 to 2009	60	+/-25	54.1%	+/-15.7
Moved in 1990 to 1999	22	+/-16	19.8%	+/-13.4
Moved in 1980 to 1989	4	+/-5	3.6%	+/-4.2
Moved in 1970 to 1979	5	+/-5	4.5%	+/-4.5
Moved in 1969 or earlier	0	+/-10	0.0%	+/-20.0
VEHICLES AVAILABLE				
Occupied housing units	111	+/-32	111	(X)
No vehicles available	7	+/-8	6.3%	+/-7.0
1 vehicle available	28	+/-17	25.2%	+/-14.2
2 vehicles available	44	+/-23	39.6%	+/-16.1
3 or more vehicles available	32	+/-20	28.8%	+/-16.4
HOUSE HEATING FUEL				
Occupied housing units	111	+/-32	111	(X)
Utility gas	0	+/-10	0.0%	+/-20.0
Bottled, tank, or LP gas	68	+/-26	61.3%	+/-18.5
Electricity	4	+/-6	3.6%	+/-5.3
Fuel oil, kerosene, etc.	2	+/-4	1.8%	+/-3.3
Coal or coke	0	+/-10	0.0%	+/-20.0
Wood	35	+/-23	31.5%	+/-16.9
Solar energy	0	+/-10	0.0%	+/-20.0
Other fuel	2	+/-3	1.8%	+/-3.0
No fuel used	0	+/-10	0.0%	+/-20.0
SELECTED CHARACTERISTICS				
Occupied housing units	111	+/-32	111	(X)
Lacking complete plumbing facilities	0	+/-10	0.0%	+/-20.0
Lacking complete kitchen facilities	0	+/-10	0.0%	+/-20.0
No telephone service available	5	+/-6	4.5%	+/-5.2
OCCUPANTS PER ROOM				
Occupied housing units	111	+/-32	111	(X)
1.00 or less	109	+/-32	98.2%	+/-3.6
1.01 to 1.50	0	+/-10	0.0%	+/-20.0
1.51 or more	2	+/-4	1.8%	+/-3.6
VALUE				
Owner-occupied units	72	+/-29	72	(X)
Less than $50,000	4	+/-5	5.6%	+/-7.5
$50,000 to $99,999	17	+/-17	23.6%	+/-21.5
$100,000 to $149,999	12	+/-11	16.7%	+/-14.8
$150,000 to $199,999	9	+/-10	12.5%	+/-13.1
$200,000 to $299,999	18	+/-14	25.0%	+/-18.7
$300,000 to $499,999	12	+/-13	16.7%	+/-16.3
$500,000 to $999,999	0	+/-10	0.0%	+/-28.6
$1,000,000 or more	0	+/-10	0.0%	+/-28.6
Median (dollars)	160,700	+/-85,928	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	72	+/-29	72	(X)
Housing units with a mortgage	38	+/-20	52.8%	+/-20.4
Housing units without a mortgage	34	+/-20	47.2%	+/-20.4
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	38	+/-20	38	(X)
Less than $300	0	+/-10	0.0%	+/-42.2

$300 to $499	3	+/-4	7.9%	+/-10.4
$500 to $699	2	+/-3	5.3%	+/-7.4
$700 to $999	3	+/-5	7.9%	+/-13.4
$1,000 to $1,499	18	+/-15	47.4%	+/-28.9
$1,500 to $1,999	8	+/-10	21.1%	+/-22.7
$2,000 or more	4	+/-9	10.5%	+/-21.7
Median (dollars)	1,250	+/-297	(X)	(X)
Housing units without a mortgage	34	+/-20	34	(X)
Less than $100	0	+/-10	0.0%	+/-44.6
$100 to $199	17	+/-15	50.0%	+/-31.1
$200 to $299	6	+/-6	17.6%	+/-18.9
$300 to $399	3	+/-4	8.8%	+/-11.8
$400 or more	8	+/-13	23.5%	+/-32.2
Median (dollars)	200	+/-90	(X)	(X)
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	38	+/-20	38	(X)
Less than 20.0 percent	15	+/-15	39.5%	+/-31.1
20.0 to 24.9 percent	0	+/-10	0.0%	+/-42.2
25.0 to 29.9 percent	9	+/-11	23.7%	+/-25.7
30.0 to 34.9 percent	4	+/-9	10.5%	+/-21.7
35.0 percent or more	10	+/-8	26.3%	+/-20.7
Not computed	0	+/-10	(X)	(X)
Housing unit without a mortgage	34	+/-20	34	(X)
Less than 10.0 percent	24	+/-19	70.6%	+/-28.6
10.0 to 14.9 percent	7	+/-9	20.6%	+/-26.9
15.0 to 19.9 percent	0	+/-10	0.0%	+/-44.6
20.0 to 24.9 percent	1	+/-2	2.9%	+/-8.3
25.0 to 29.9 percent	0	+/-10	0.0%	+/-44.6
30.0 to 34.9 percent	0	+/-10	0.0%	+/-44.6
35.0 percent or more	2	+/-3	5.9%	+/-8.7
Not computed	0	+/-10	(X)	(X)
GROSS RENT				
Occupied units paying rent	34	+/-20	34	(X)
Less than $200	0	+/-10	0.0%	+/-44.6
$200 to $299	4	+/-6	11.8%	+/-18.4
$300 to $499	5	+/-6	14.7%	+/-18.1
$500 to $749	20	+/-17	58.8%	+/-27.9
$750 to $999	3	+/-4	8.8%	+/-11.5
$1,000 to $1,499	2	+/-4	5.9%	+/-12.1
$1,500 or more	0	+/-10	0.0%	+/-44.6
Median (dollars)	588	+/-98	(X)	(X)
No rent paid	5	+/-5	(X)	(X)
GROSS RENT AS A PERCENTAGE OF				
Occupied units paying rent (excluding	30	+/-19	30	(X)
Less than 15.0 percent	5	+/-8	16.7%	+/-24.6
15.0 to 19.9 percent	9	+/-10	30.0%	+/-26.5
20.0 to 24.9 percent	4	+/-6	13.3%	+/-19.1
25.0 to 29.9 percent	9	+/-10	30.0%	+/-27.9
30.0 to 34.9 percent	1	+/-3	3.3%	+/-10.5
35.0 percent or more	2	+/-4	6.7%	+/-13.7
Not computed	9	+/-9	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

APPENDIX B

PUBLIC COMMENT
Public Input from Community Poll and Visioning Sessions

Strengths:
- The history and unique buildings/built environment
- Recreational opportunities within a short distance
- Location in proximity to Yellowstone and other natural attractions

Challenges:
- Too much growth in surrounding region
- Development within City Limits
- Preservation of the Montana Heritage Commission
- Infrastructure in town

Weaknesses:
- Lack of a routinely updated city code, plat map and enforceable city ordinances
- Cost of future development to the city
- Fire safety due to location including wildfires

Opportunities:
- Partnering with Montana Heritage Commission and other local preservation groups to create clear communication channels and the ability to work together for benefit of all
- Extending the tourist season past Labor Day weekend
- Protecting both natural and built environment, including land owned by the town
- Dark Sky Ordinance

APPENDIX C

DESIGN REVIEW CRITERIA
Mass, Form and Placement

The design review process was implemented in Virginia City to protect the unique character of the town. Virginia City remains perhaps the best surviving example of western frontier architecture in the United States.

Part of the character of Virginia City is the "built environment". This consists not only of the buildings individually and the way they look, but their spacing and arrangement along the town streets. The individual pieces make up the whole, both in the buildings themselves, and the collection of buildings.

A meaningful way of expressing this sense of scale is through the use of the basic architectural design conventions of form, massing, and placement.

The form (shape), placement (setback) and massing (composition) of a building ultimately will have an overall impact on the acceptable scale of a structure.

FORM: The general shape that your eye immediately picks up – as in seeing the form in silhouette.

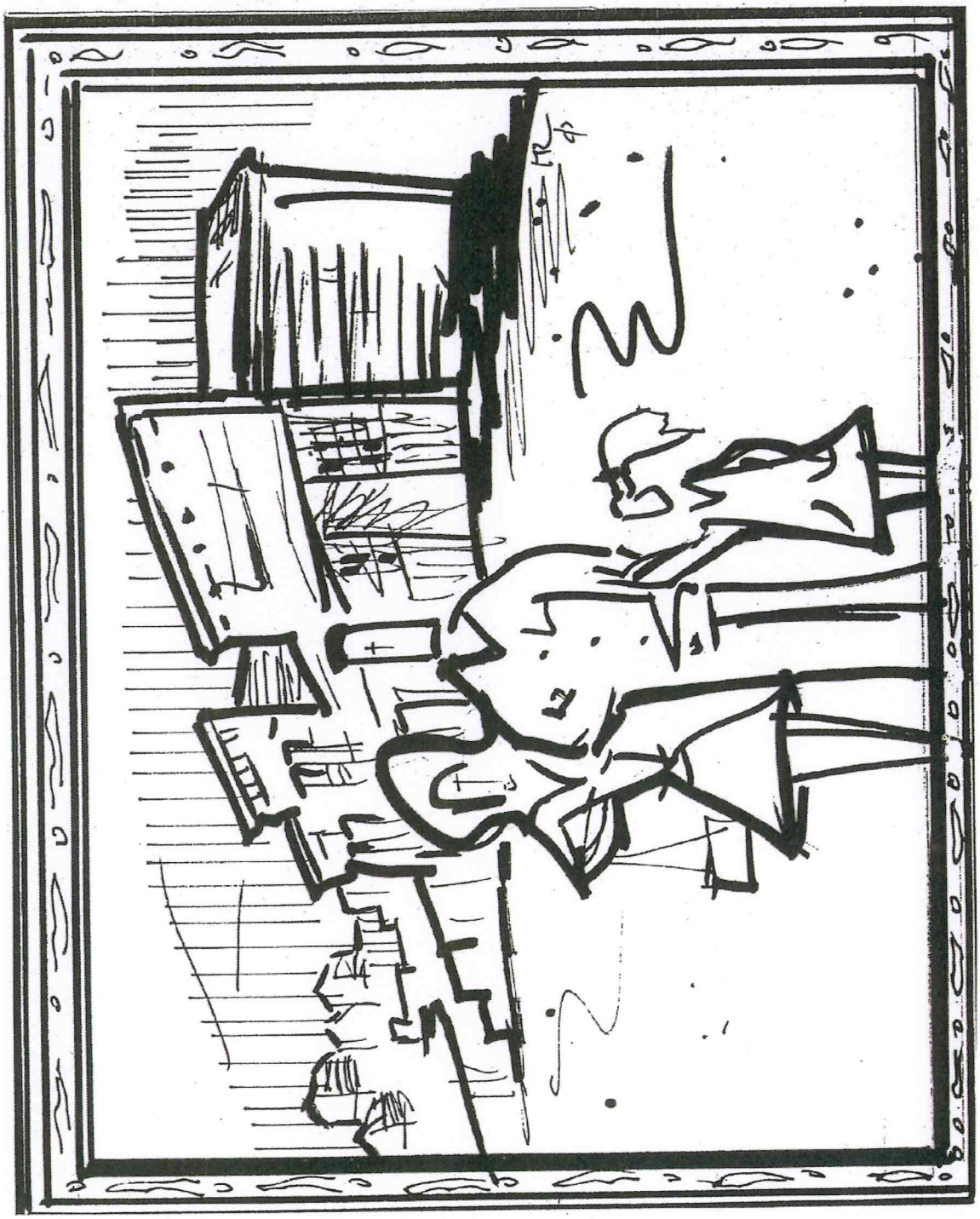
MASSING: How building forms are arranged into a composition – their massing adds variety and richness to a collection of buildings, much like the character imparted to a building over time by the construction efforts of different individuals.

PLACEMENT: Where and how you observe a structure relative to its surrounding has a significant impact upon how a building is perceived – these setbacks should be consistent with the historic patterns that exist.

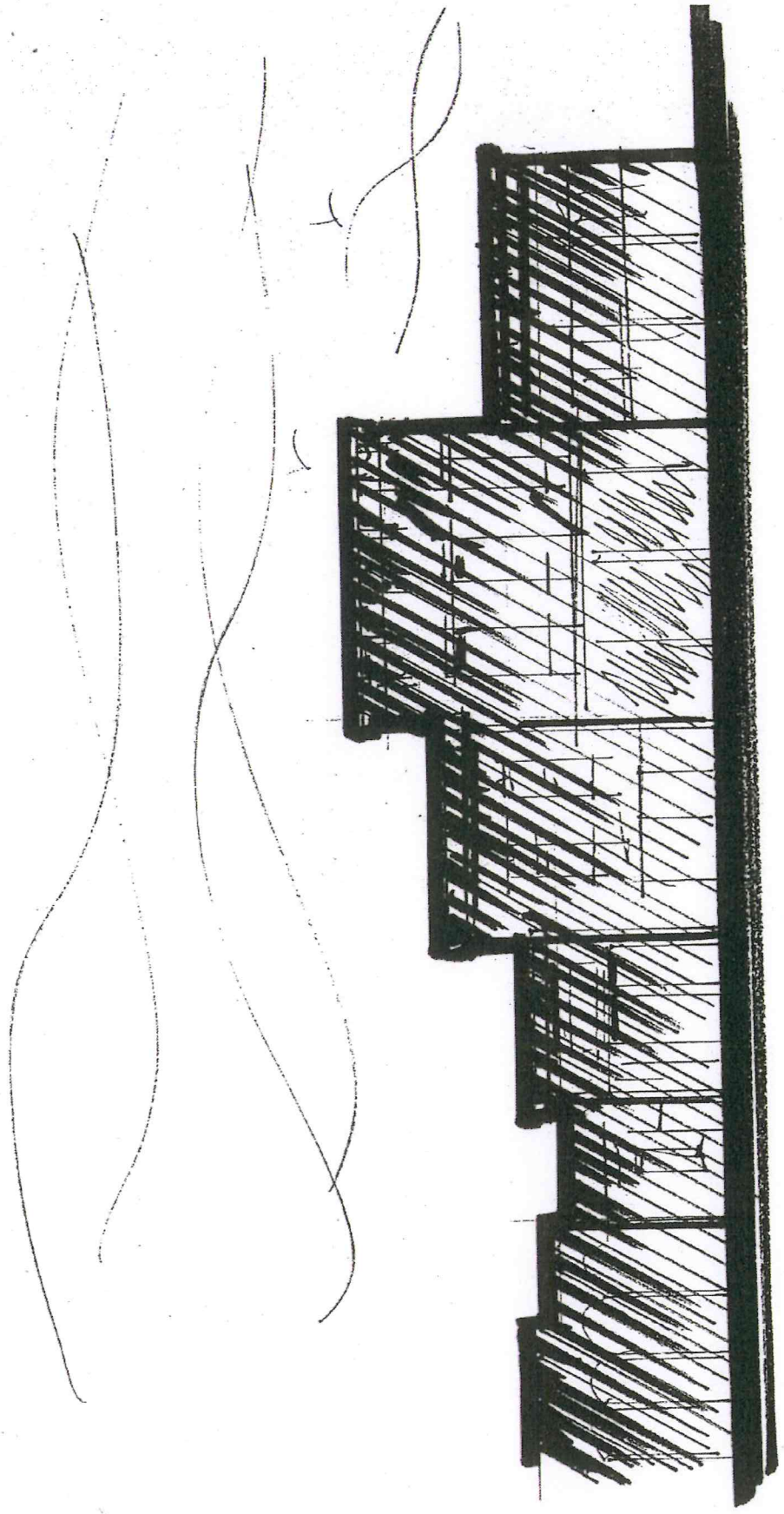
By understanding these basic design principles you will be able to develop reasonable and simple-to-execute controls which will ensure new development is in proportion with your community.

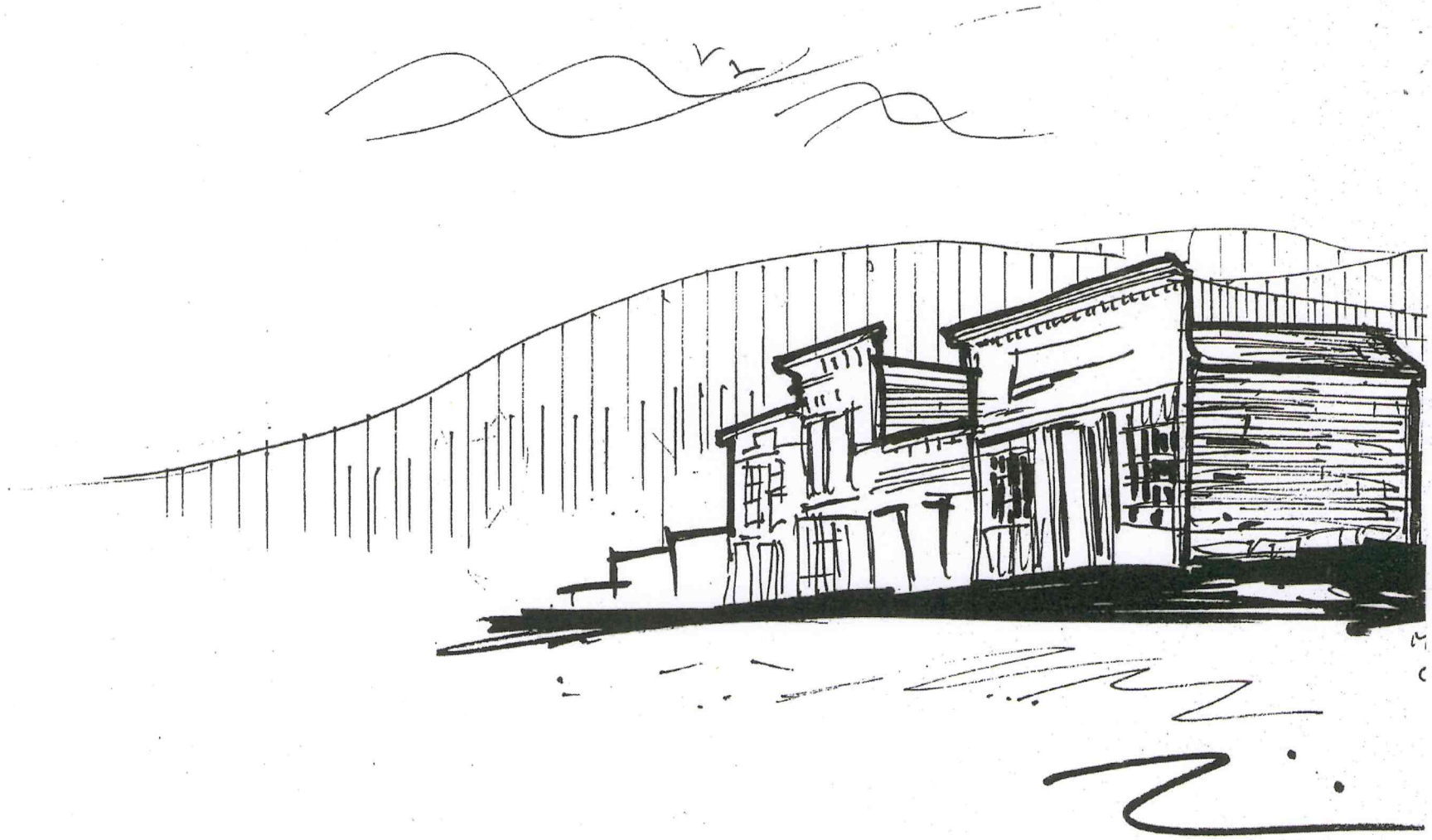
For example, one way to do this is to limit the square foot area of a building's footprint and the number of levels of a building. This practice allows an otherwise large structure to be broken up into interesting forms, placements, and varied massing that adds depth and diversity consistent with the evolution of an historic community.

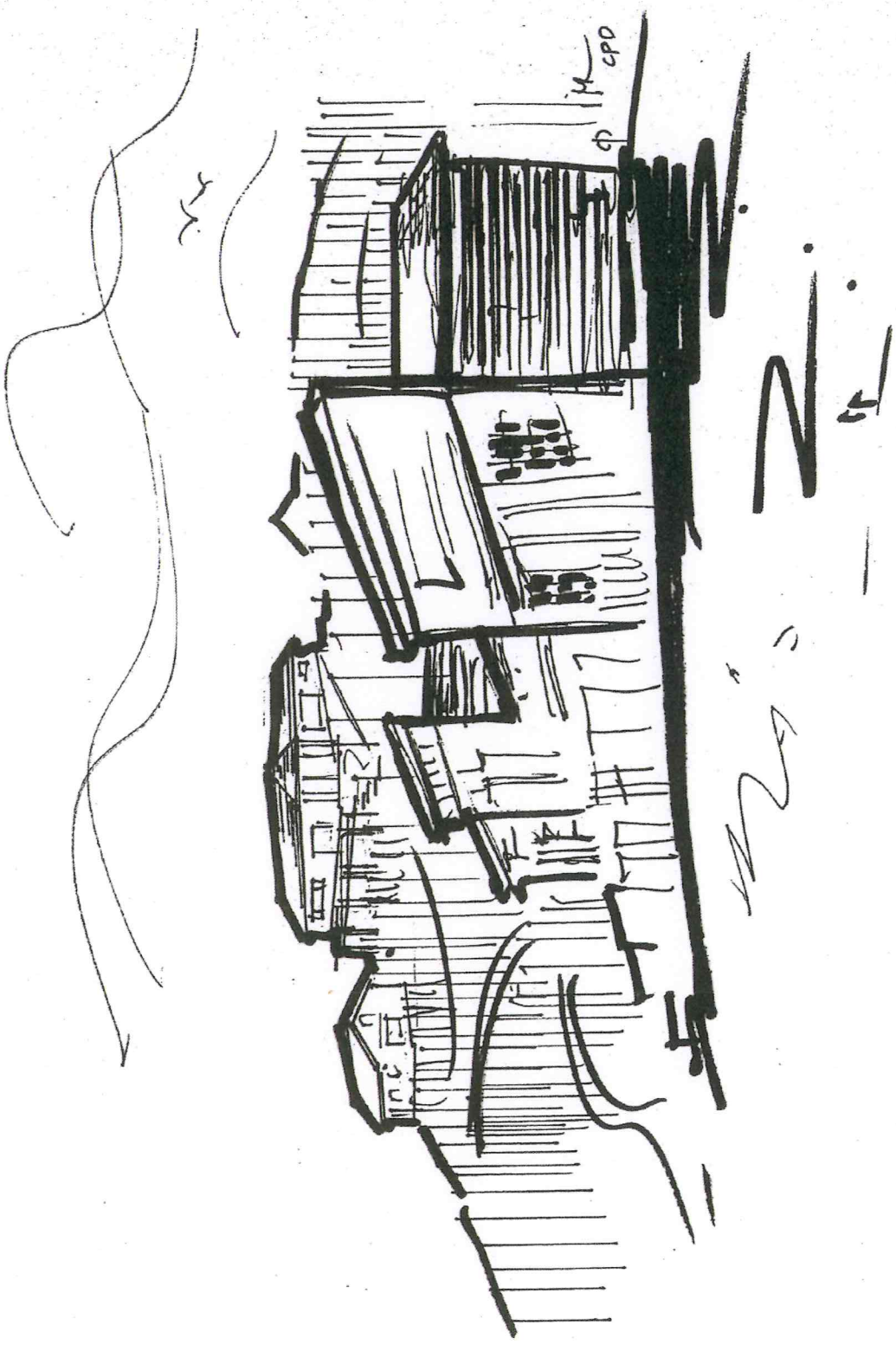
FORUM

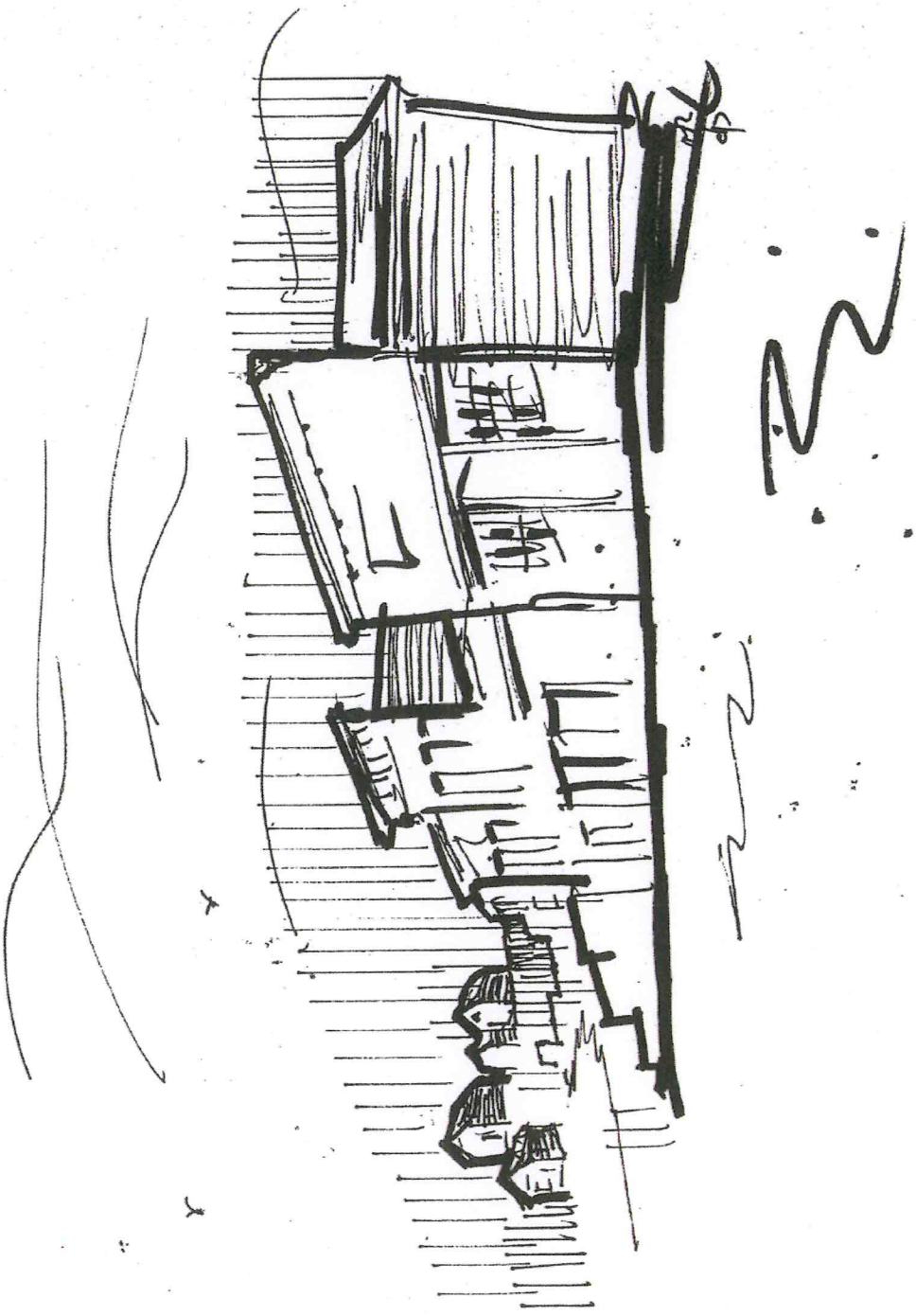



MASS

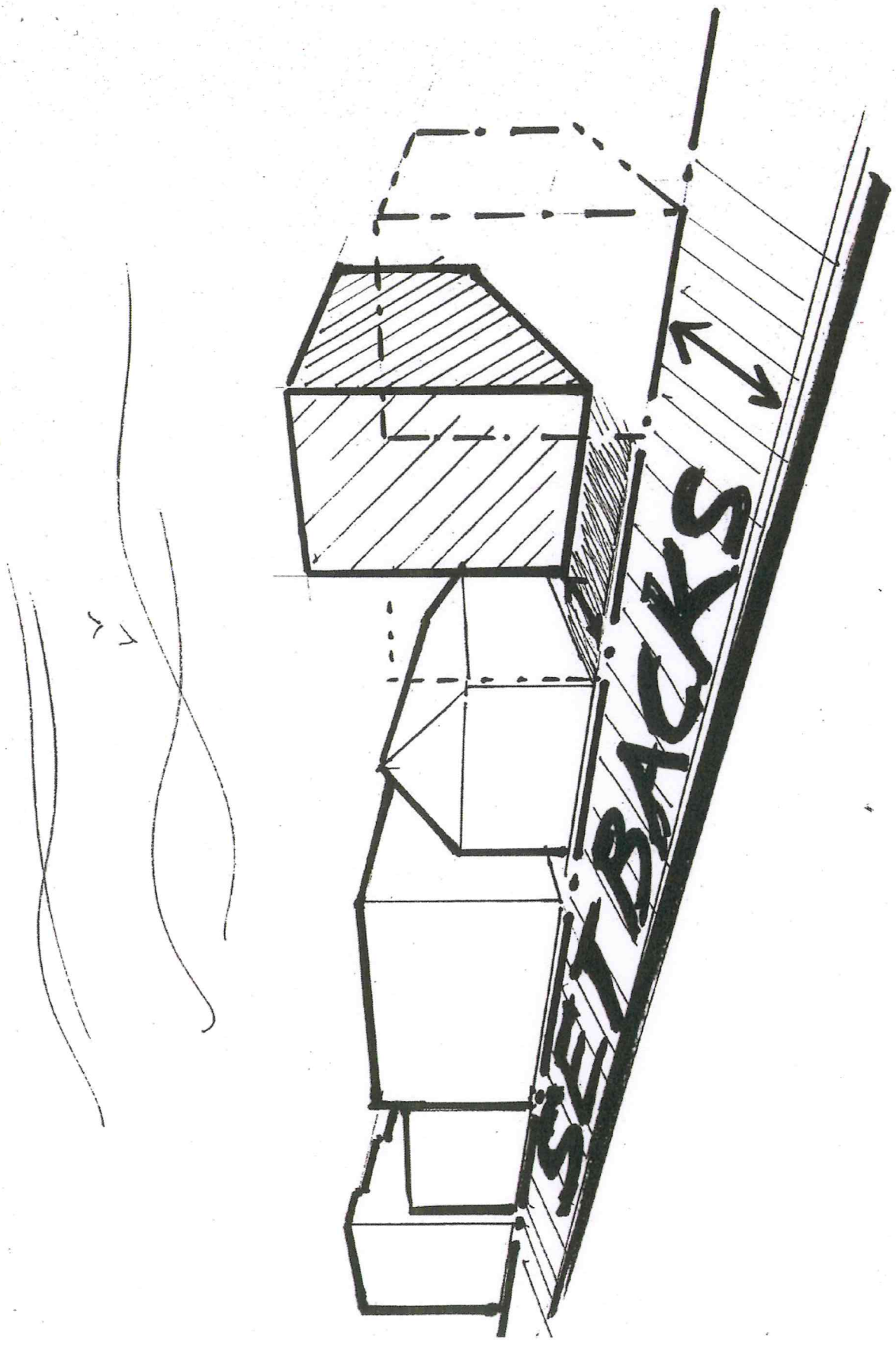








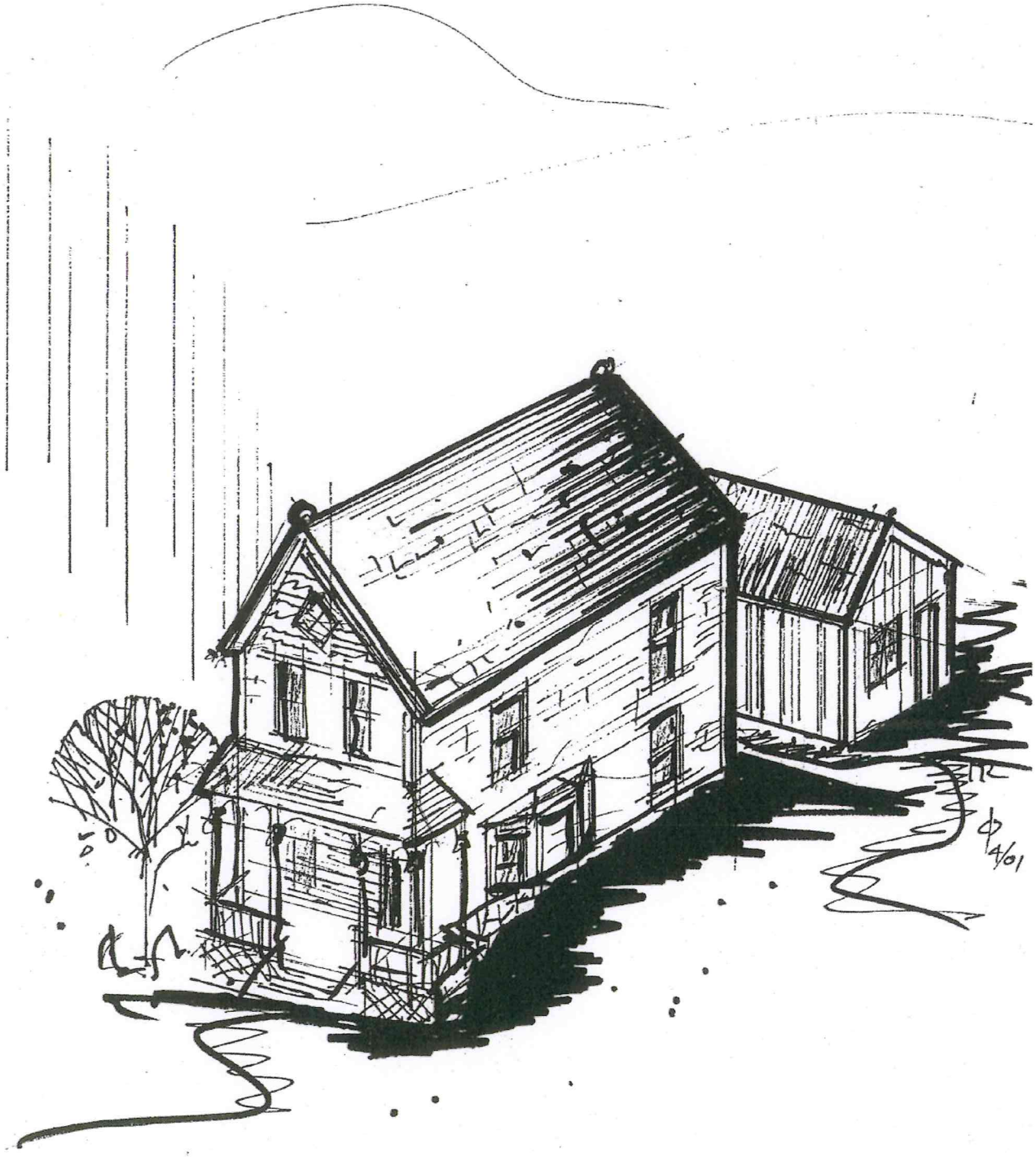
PLACEMENT


SET BACKS

MAINTAIN GRID ORIENTATION

EVEN IF THE ROAD GRID IS NOT FOLLOWED - MAINTAIN GRID ORIENTATION FOR VISUAL TIE, SHADE + SHADOW PATTERN WILL RENDER NEW & HISTORIC ARCHITECTURE CONSISTENT WAY. (JWA)

"CONSISTANT ORIENTATION WILL TIE NEW DEVELOPMENT "VISUALLY" TO THE HISTORIC DEVELOPMENT PATTERN"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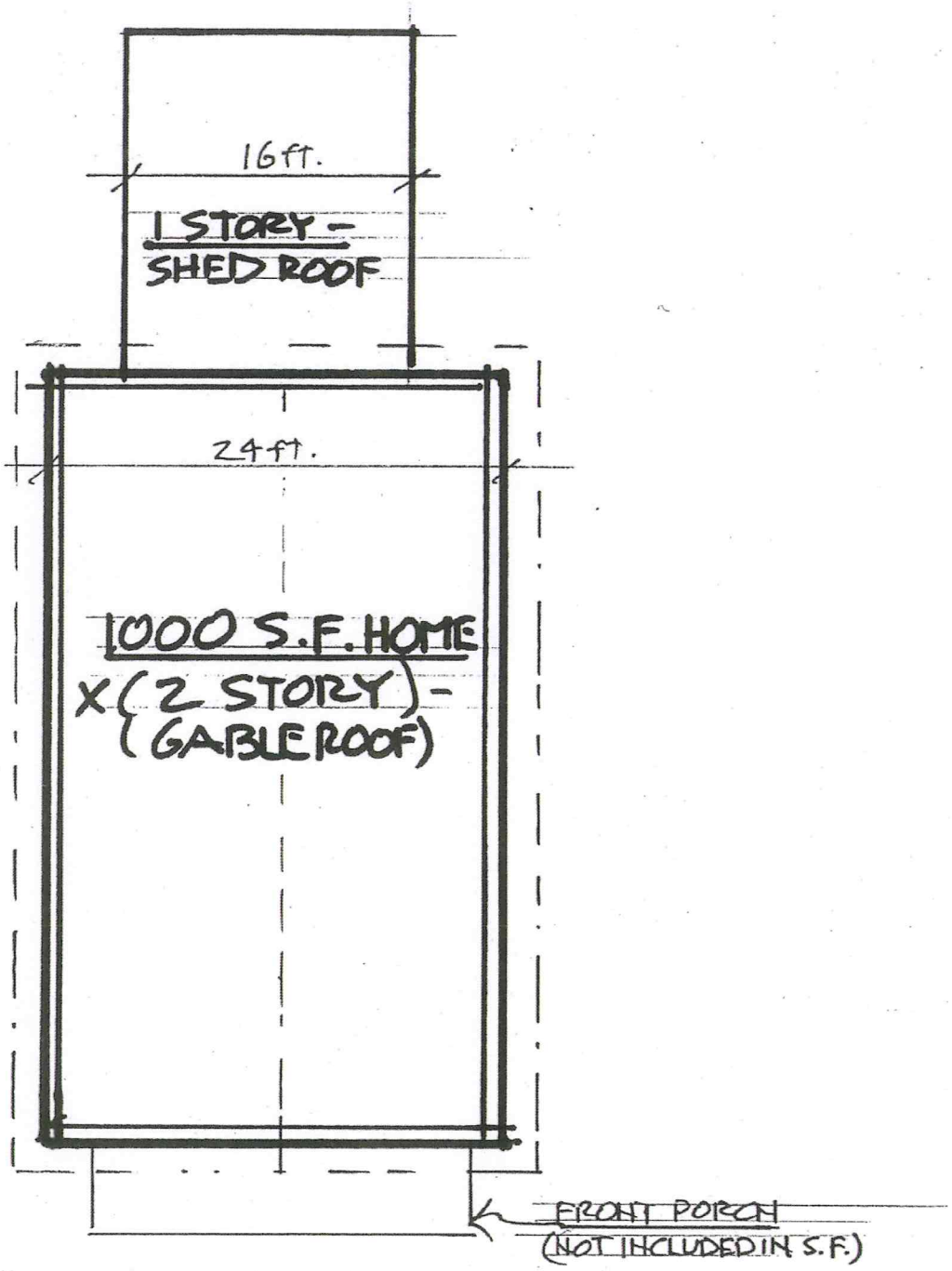
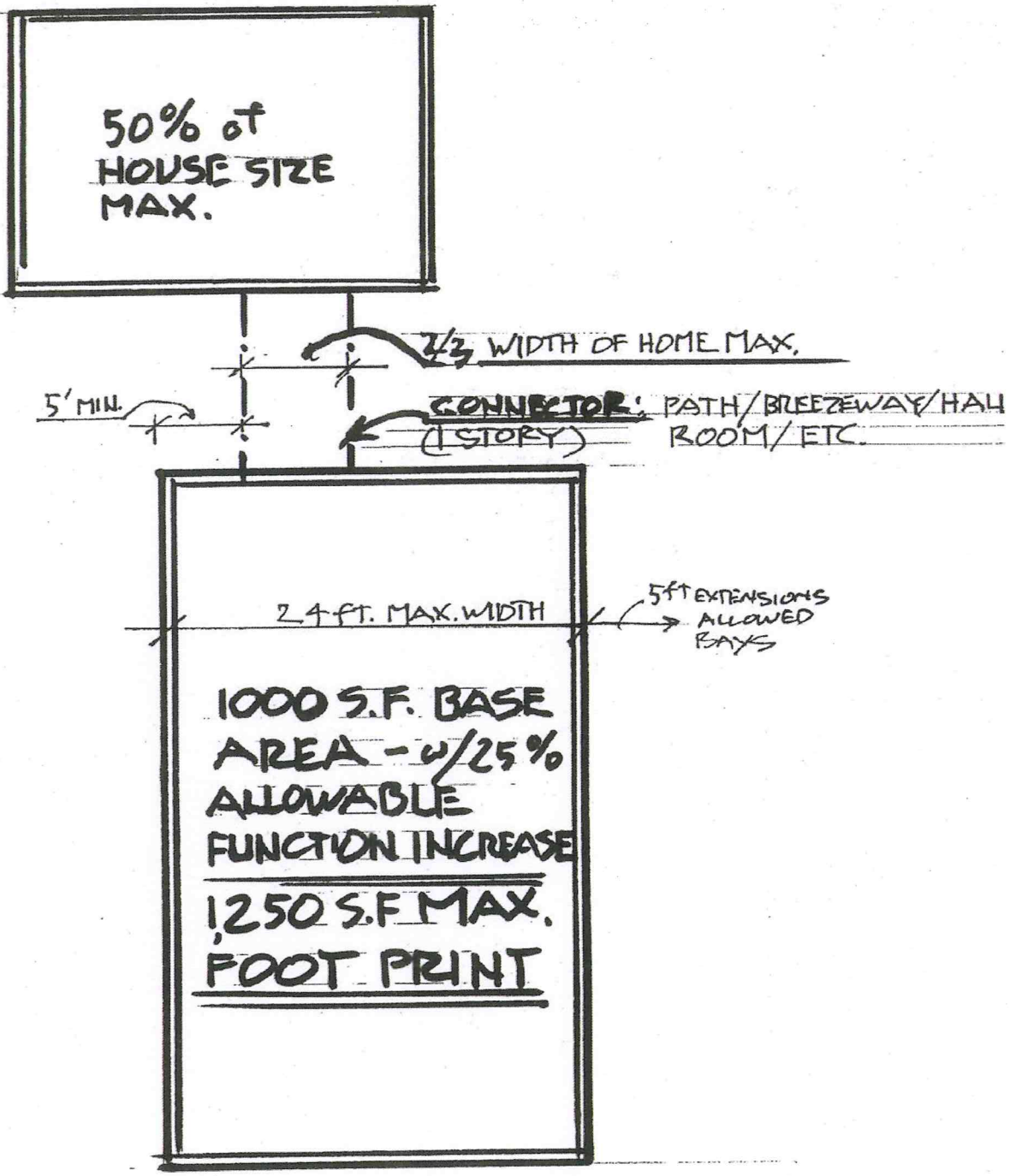


PLAN - EXAMPLE "A"



PLAN - RESIDENTIAL FOOT PRINT LIMITS